



400 Wabasha Street North, Suite 400
St. Paul, MN 55102
P: 800.657.3769
F: 651.296.8139 | TTY: 651.297.2361
www.mnhousing.gov

March 13, 2024

George Gause
Heritage Preservation Commission
City of St. Paul
25 W. 4th Street, Suite 1400
St. Paul, MN 55102

Re: Proposed CB Ford Site II Project
2260 Bohland Avenue
St. Paul, MN 55116

Dear George,

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470f), and its implementing regulation, 36 CFR 800, and as authorized by the U.S. Department of Housing and Urban Development as the Responsible Government Unit, we are inviting your department and the City of St. Paul Heritage Preservation Commission to consult on the proposed CB Ford Site II project to be located in the City of St. Paul in Ramsey County. Please find enclosed:

- Aerial photos of project site and surrounding land uses
- Ground photos of project site
- Project elevations, renderings, and site plan prepared by UrbanWorks Architects
- Architectural History Survey and Assessment of Effects Study for the Ford Site prepared by the 106 Group, Fall 2021
- Archaeological Literature Review and Assessment for the Ford site prepared by the 106 Group, Fall 2021
- THPO consultation initiation documentation

Define Federal Undertaking

The proposed CB Ford Site II project will involve the new construction of a four-story, 60-unit apartment building for seniors. The proposed development will be comprised of 54 one-bedroom units and 6 two-bedroom units. Seven of the units will be set aside for High Priority Homeless (HPH) individuals. Income and rent limits will be restricted to 30% and 50% of Area Median Income. The proposed design will cater to the needs of future residents and the topography of the land. The building's density will be oriented along Bohland Avenue and Mount Curve to activate the street and allow first-floor walkout opportunities for residents to local amenities. The first floor will be designed to show active uses, with a community room located at the building's most prominent corner. With the land sloping down from east to west, the access point for the underground parking will be located on the west side of the building at the low point of the site.

The project will be located on the site of the former Ford Motors Assembly Plant in the Highland Park neighborhood of St. Paul and will be part of the larger redevelopment of the overall site, called Highland Bridge.

Determine the Area of Potential Impact

The Area of Potential Effect (APE) for this project has been developed to account for any direct or indirect effects (physical, auditory, vibration, or visual) to historic properties. The enclosed APE encompasses all reasonably foreseeable direct and indirect effects, including visual, auditory, atmospheric, and vibratory impacts, and, based on the current project plans, generally includes all adjacent standing structures.

Identification of Historic Properties

In the fall of 2021, the 106 Group and New History conducted a reconnaissance architectural history survey and assessment of effects study and archaeological literature review and assessment of the Highland Bridge redevelopment site for two previous projects funded by Minnesota Housing with federal funds. During these assessments, no properties within the defined APE for those projects were recommended for further intensive survey due to a lack of historical significance and/or a loss of historical integrity and the potential for precontact archaeological resources within the recommended APE was determined to be low due to a lack of indicators of increase potential.

The APE for these previous assessments of the Highland Bridge redevelopment site go beyond the boundaries of the APE for the proposed CB Ford Site II project due to more recent residential development adjacent to and surrounding the CB Ford Site II site, which will limit the visibility of the project after completion from further away. Existing buildings adjacent to and surrounding the project site have all been built in the past few years as part of the Highland Bridge redevelopment of the former Ford Motors Assembly Plant site.

Based upon this preliminary review, there are no currently designated historic sites or sites eligible for historic designation located in the project APE.

Assessment of Adverse Effects

Given that no historic properties are present within the APE, the proposed project will not result in an adverse effect to any historic property.

Consulting Parties/Public Involvement

I have initiated THPO consultation with all tribes and THPO staff with a potential interest in the project according to HUD's tribal directory. I will take into account any comments, questions, or concerns during the 30-day comment period, and continue consultation with any Tribes indicating a desire to consult on the project.

The developer will also send out a public notice to identify any additional consulting parties for this project. Comments, questions, and concerns from any interested organizations or individuals responding back within the response period will be taken into account.

Determination of Effect

Based on the initial review of this proposed federal undertaking, I have reached a finding for this project that no historic properties will be affected by the undertaking, as currently proposed. If there are substantive changes that could impact these findings of effects, we will consult with your office. Please

let us know if you or the St. Paul HPC have any comments on the project or the enclosed materials and whether you concur with our determination or not.

Sincerely,

Aaron Keniski

Aaron Keniski
Federal Programs Manager – Multifamily Programs
Minnesota Housing
651-296-4452
Aaron.Keniski@state.mn.us

Enclosure

VICINITY MAP



●	Parks	
1.	Gateway Park	0.12
2.	Ford Little League Park	0.40
3.	Hidden Falls	0.43
4.	Unci Makha Park	0.45
5.	Wabun Park	0.47
6.	Minnehaha Park	0.47
7.	Hillcrest Park	0.58
8.	Minnehaha Falls	0.74
9.	Assembly Park	0.05
●	Education	
1.	Sunny Hollow Montessori School	0.44
2.	Highland Catholic School	0.55
3.	Horace Mann School	0.65
4.	St. Catherine University	0.70
●	Civic/Government Facilities	
1.	UPS Store	0.50
2.	Highland Park Community Center	0.65
3.	Highland Park Library	0.66
4.	Highland District Council	0.67
●	Health/Fitness	
1.	MCMD	0.20
2.	O'Kane & Monsson Family Dentistry	0.20
3.	M Health Urgent Care	0.31
4.	LifeTime Fitness	0.32
5.	Allina Health	0.33
6.	Dentists of Highland Park	0.38
7.	Alchemy 365	0.48
●	Places of Worship	
1.	First Church of Christ	0.30
2.	Lumen Christi Catholic Church	0.47
●	Food/Grocery	
1.	Baker's Square	0.17
2.	Lunds & Byerly's	0.28
3.	Potbelly	0.29
4.	LifeCafe	0.31
5.	Noodles & Company	0.35
6.	Crisp & Green	0.36
7.	Target	0.41
●	Other	
1.	Firestone AutoCare	0.16
2.	Erik's Bike Board Ski	0.22
3.	Big O'Tires	0.24
4.	Walgreens	0.39
	Transit	
4650th/46th St/46St Sta/Highland Village	
ABroadway Crosstown/Westgate Sta	
70St Clair Av/W 7th St/Burns Av/Sunray	
23Uptown/38th St/Highland Village	
7446th St/Randolph/W 7th St/E 7th St/Sunray	

SITE LOCATION























GUEST
PARKING








DETOUR
←









CB FORD SITE II

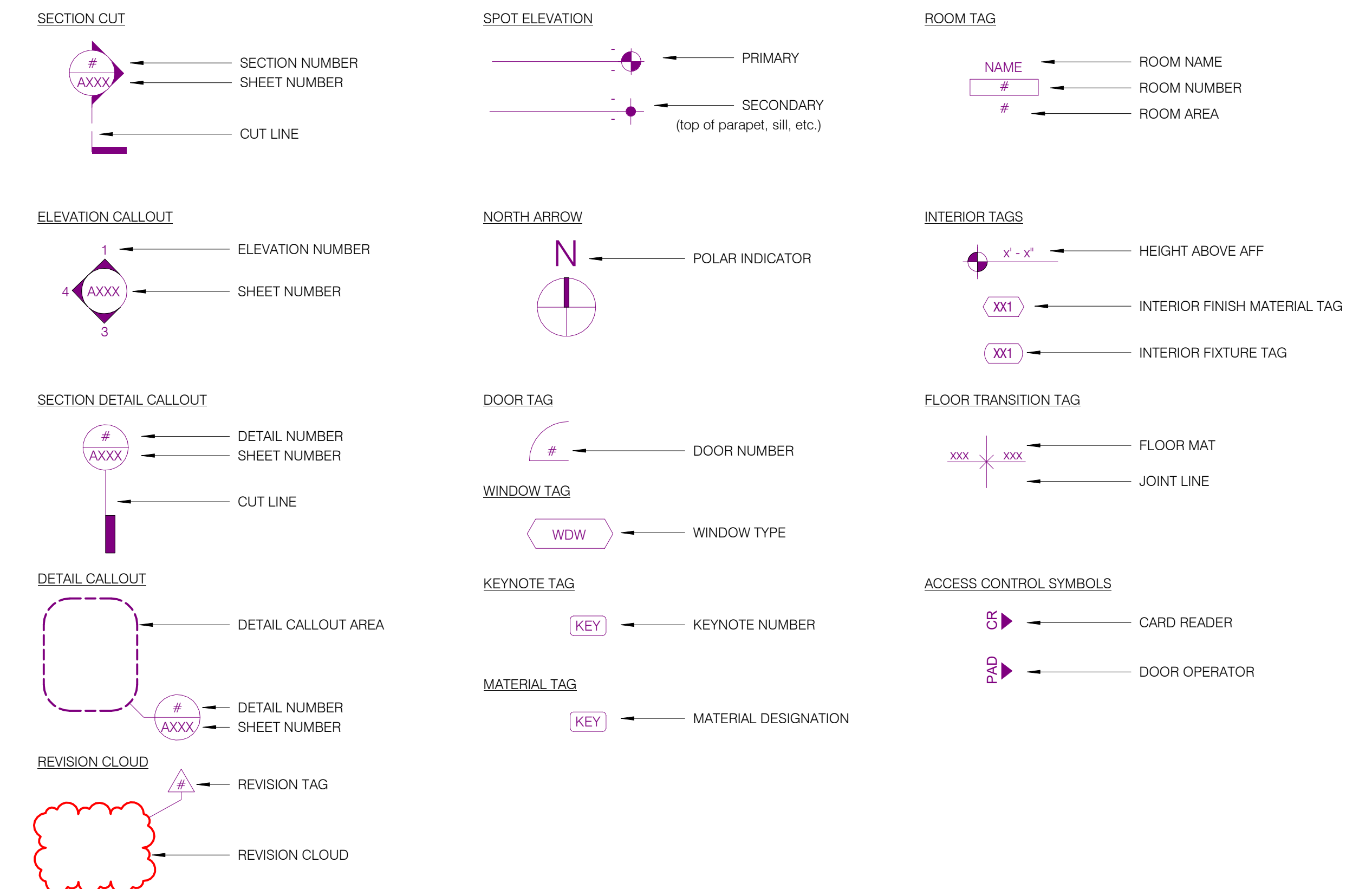
SCHEMATIC DESIGN 02.01.2024

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.



SYMBOL INDEX



VICINITY MAP



PARKING STALLS

	TOTAL IN SUBLEVEL
ACCESSIBLE PARKING STALL	2
COMPACT PARKING STALL	8
STANDARD PARKING STALL	22
GRAND TOTAL	32

AREA SUMMARY

Area Schedule (Gross Building)	
	GROSS AREA
SUBLEVEL 1	13,571 SF
LEVEL 1	13,505 SF
LEVEL 2	13,571 SF
LEVEL 3	13,571 SF
LEVEL 4	13,571 SF
GRAND TOTAL	67,798 SF

UNIT COUNT

Unit Schedule - By Type						
	NLSF	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1BR	32,851 SF	12	14	14	14	54
2BR	4,799 SF	0	2	2	2	6
GRAND TOTAL	37,650 SF	12	16	16	16	60

SHEET INDEX

G001	TITLE SHEET
G003	BUILDING SYSTEMS
SURVEY	ALTA SURVEY
AL100	ARCHITECTURAL SITE PLAN
A100	SUBLEVEL 1 - OVERALL
A101	LEVEL 1 PLAN - OVERALL
A102	LEVEL 2 PLAN - OVERALL
A103	LEVEL 3 PLAN - OVERALL
A104	LEVEL 4 PLAN - OVERALL
A120	ENLARGED COMMON AREA PLANS
A150	ENLARGED UNIT PLANS
A201	ROOF PLAN - OVERALL
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A601	DOOR SCHEDULE, DOOR FRAME, DOOR, & WINDOW ELEVATIONS

CONTACTS

OWNER

NAME: COMMONBOND COMMUNITIES
 CONTACT: MEREDYTH SKEMP
 KATLYN FLANNERY
 ADDRESS: 1080 MONTREAL AVENUE
 ST. PAUL, MN 55116
 PHONE: 651-312-3352
 EMAIL: meredyth.skemp@commonbond.org
 katlyn.flannery@commonbond.org

ARCHITECT

NAME: URBANWORKS ARCHITECTURE LLC
 CONTACT: MARY BARNETT
 KYLE SACK
 ADDRESS: 901 NORTH 3RD STREET, SUITE 145
 MINNEAPOLIS, MN 55401
 PHONE No.: 612.455.3100
 EMAIL: mbarnett@urban-works.com
 ksack@urban-works.com

CONTRACTOR

NAME: TBD
 CONTACT: CONTACT NAME No. 1
 CONTACT NAME No. 2
 ADDRESS: ADDRESS LINE 1
 ADDRESS LINE 1
 PHONE: PHONE NUMBER
 EMAIL: EMAIL No. 1
 EMAIL No.2

CIVIL ENGINEER

NAME: RYAN COMPANIES
 CONTACT: ANTHONY ADAMS
 ADDRESS: 333 SOUTH 3RD STREET, SUITE 100
 MINNEAPOLIS, MN 55445
 PHONE: 612.492.4741
 EMAIL: arthony.adams@ryancompanies.com

LANDSCAPE ARCHITECT

NAME: DAMON FARBER
 CONTACT: JESSE SYMYNKYWICZ
 ADDRESS: 310 S 4TH AVENUE, SUITE 7050
 MINNEAPOLIS, MN 55415
 PHONE: 612.332.7255
 EMAIL: jsymykywicz@damonfarber.com

MEP ENGINEER

NAME: CTA MEP
 CONTACT: DAVE CARLSON-MCLAGAN
 RYAN STEPHANS
 ADDRESS: 3433 BROADWAY ST NE, SUITE 475
 MINNEAPOLIS, MN 55413
 PHONE: 612.279.4200
 EMAIL: dcarlson@ctamep.com
 rstephans@ctamep.com

STRUCTURAL ENGINEER

NAME: BKBM ENGINEERS
 CONTACT: JOHN TIMM
 COREY SCHLOSSER
 ADDRESS: 6120 EARLE BROWN DRIVE, SUITE 700
 MINNEAPOLIS, MN 55430
 PHONE: 763.843.0474
 EMAIL: jim@bkbm.com
 cschlosser@bkbm.com

INTERIOR DESIGNER

NAME: URBANWORKS ARCHITECTURE LLC
 CONTACT: SARAH DOHERTY
 ADDRESS: 901 NORTH 3RD STREET, SUITE 145
 MINNEAPOLIS, MN 55401
 PHONE: 612.455.3100
 EMAIL: sdoherty@urban-works.com



CB - FORD SITE II

2269 Bohland Ave
 St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
 901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
 NOT FOR
 CONSTRUCTION

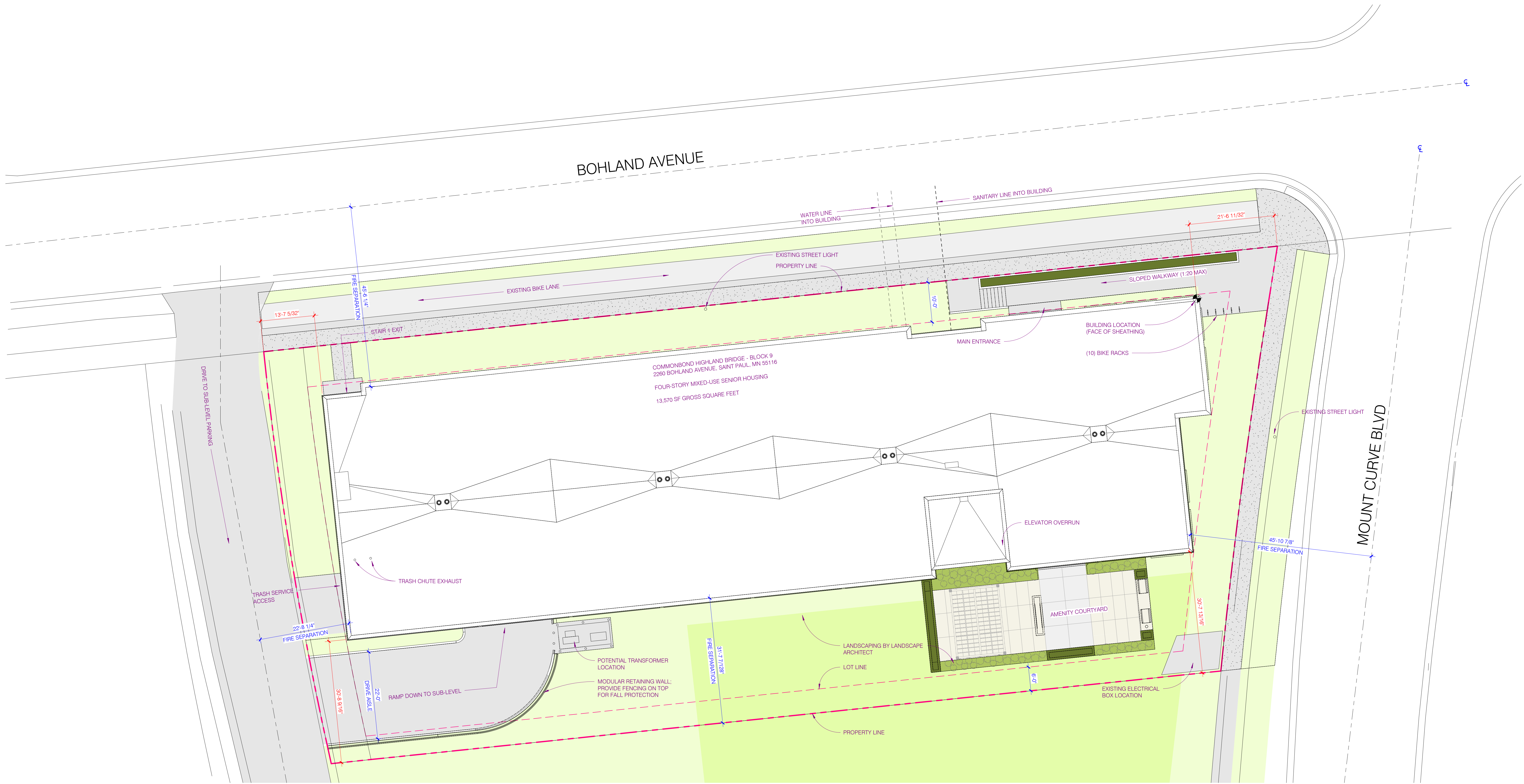
SCHEMATIC DESIGN
 02.01.2024

REVISIONS

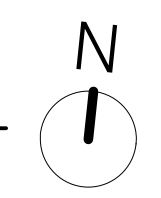
DATE: 02.01.2024
 PROJECT #: 22-0016
 PHASE: SD
 DRAWN BY: KS
 CHECKED BY: MEB

TITLE SHEET

G001



1 ARCHITECTURAL SITE PLAN
 AL100 3/32" = 1'-0"



CONSULTANT

PRELIMINARY
 NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
 02.01.2024

REVISIONS

DATE 02.01.2024
 PROJECT # 22-0016
 PHASE SD
 DRAWN BY KB
 CHECKED BY MEB

ARCHITECTURAL
 SITE PLAN

GENERAL PLAN NOTES:

- 1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- 2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- 3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- 4. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- 5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- 6. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- 7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- 8. ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-B, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- 9. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W8 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- 10. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- 11. MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- 12. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:



CB - FORD SITE II

2260 Bohland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

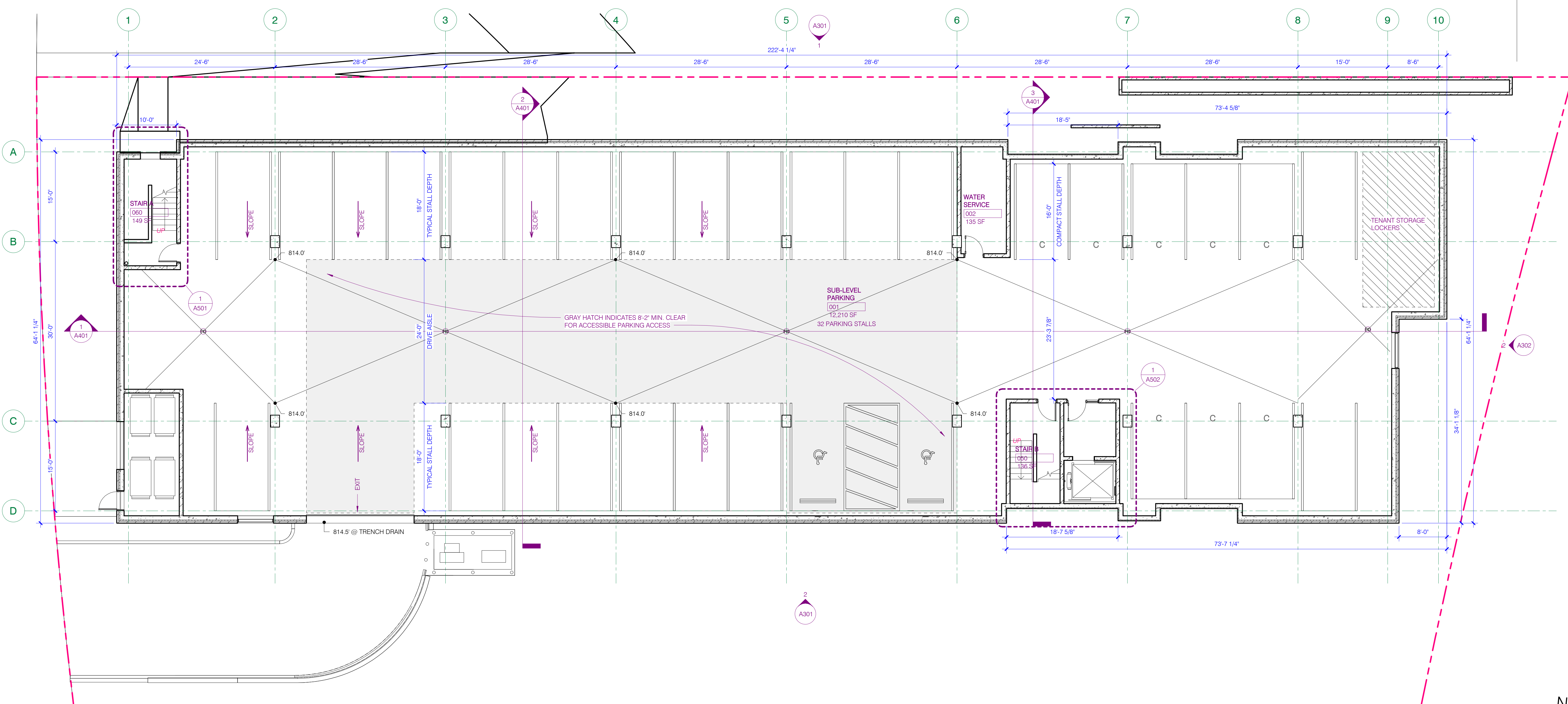
SCHEMATIC DESIGN
02.01.2024

REVISIONS

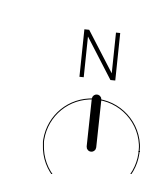
DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY Author
CHECKED BY MEB

SUBLEVEL 1 -
OVERALL

A100



1 SUBLEVEL 1 PLAN - OVERALL
A100 1/8" = 1'-0"



C:\Invent\Project Files\22-0016 A24 Central Area\A24F3A6.rvt 2/1/2024 2:06:14 PM

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-6, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W8 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

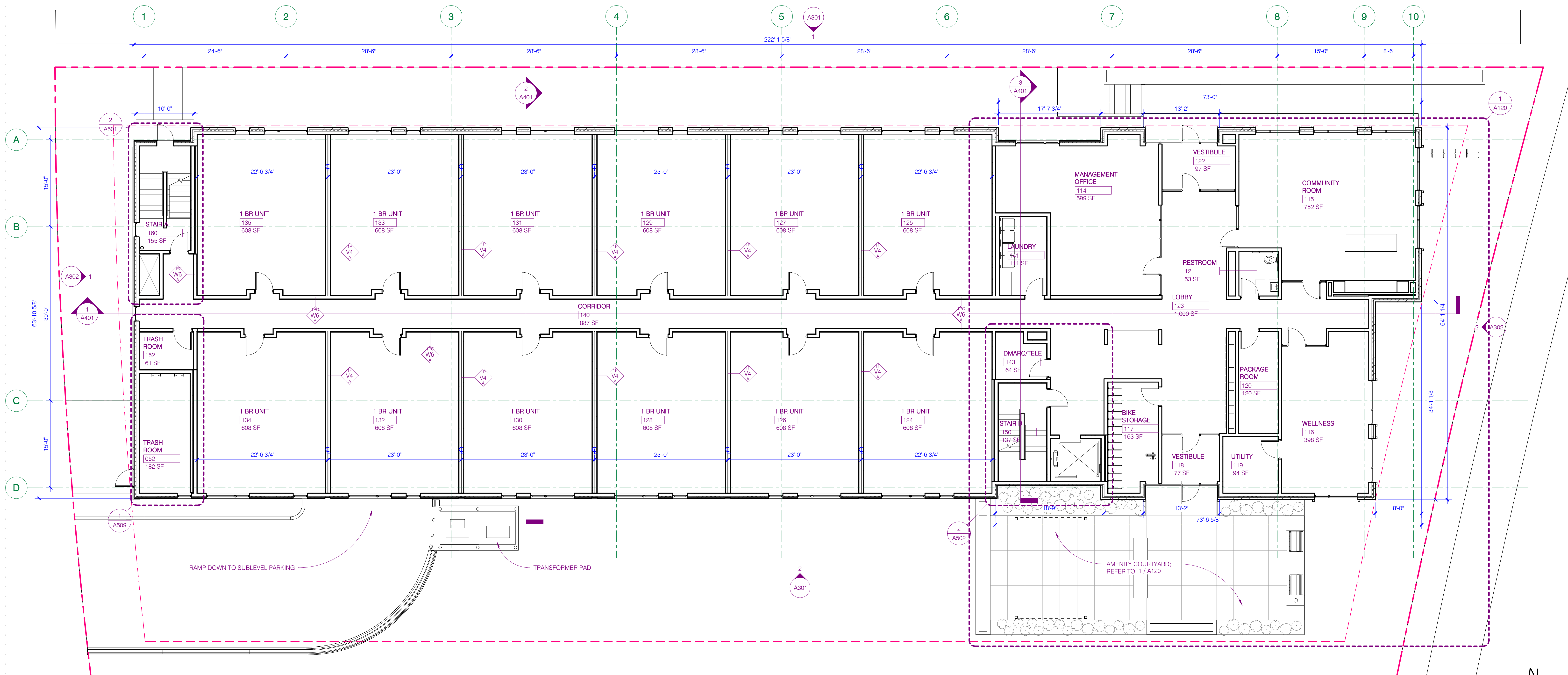
SCHEMATIC DESIGN
02.01.2024

REVISIONS

DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KD
CHECKED BY MEB

LEVEL 1 PLAN - OVERALL

A101



1 LEVEL 1 PLAN - OVERALL
A101 1/8" = 1'-0"

2/1/2024 2:06:16 PM C:\Invent\Project Files\22-0016 A24 Central_Ashland\F3A6.rvt

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-6, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W6 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:



CB - FORD SITE II

2260 Bohland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

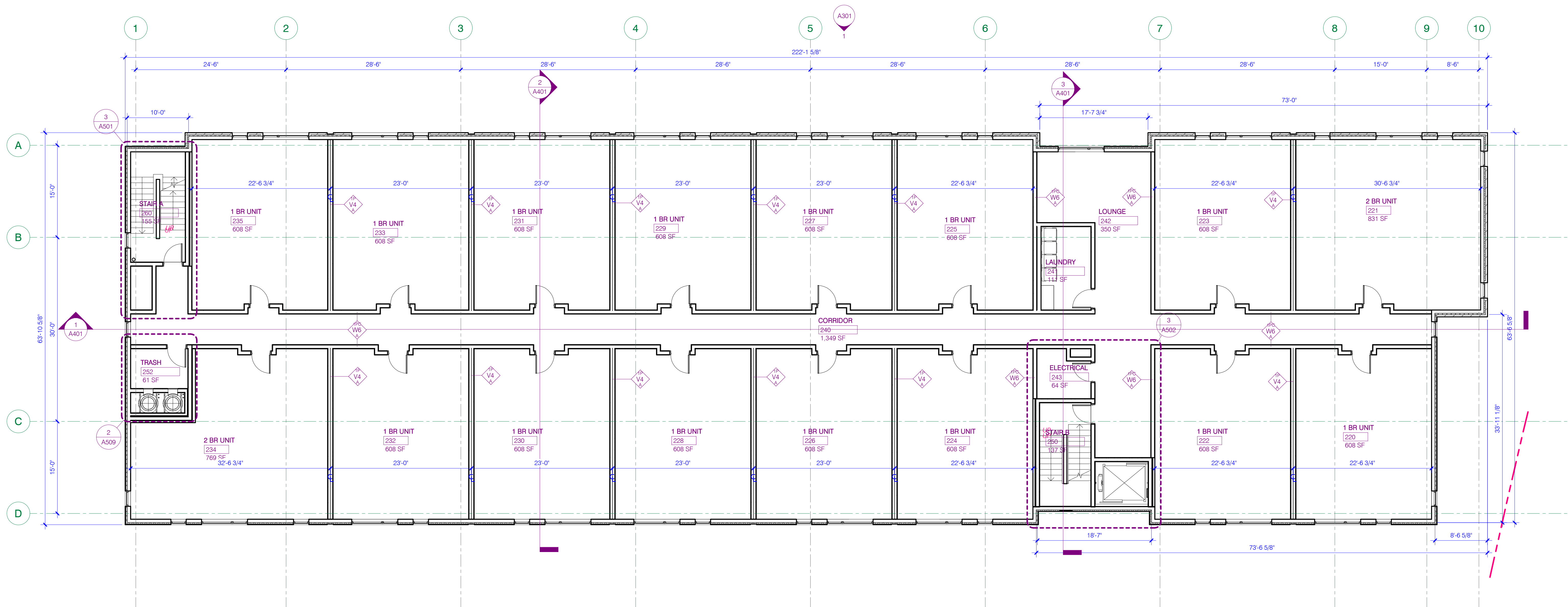
SCHEMATIC DESIGN
02.01.2024

REVISIONS

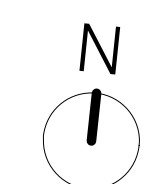
DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KB
CHECKED BY MEB

LEVEL 2 PLAN - OVERALL

A102



1 LEVEL 2 PLAN - OVERALL
A102 1/8" = 1'-0"



C:\Invent\Project Files\22-0016 A24 Central Area\A24F3A6.rvt

2/1/2024 2:06:16 PM

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-6, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W6 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:



CB - FORD SITE II

2260 Bohland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

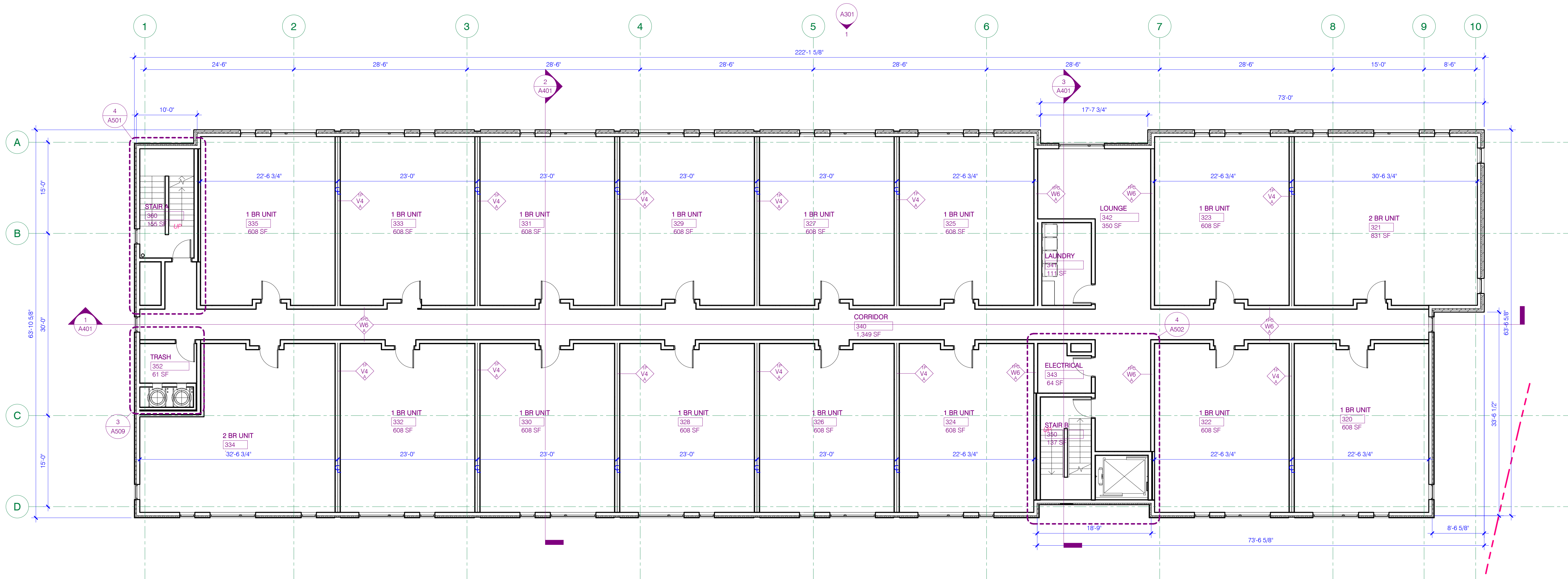
SCHEMATIC DESIGN
02.01.2024

REVISIONS

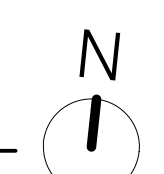
DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY Author
CHECKED BY MEB

LEVEL 3 PLAN - OVERALL

A103



1 A103 - LEVEL 3 PLAN - OVERALL
A103 1/8" = 1'-0"



C:\Invent\Project Files\22-0016 A24 Central Area\A24\A103.rvt

2/1/2024 2:06:16 PM

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-6, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W6 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:



CB - FORD SITE II

2260 Bohland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

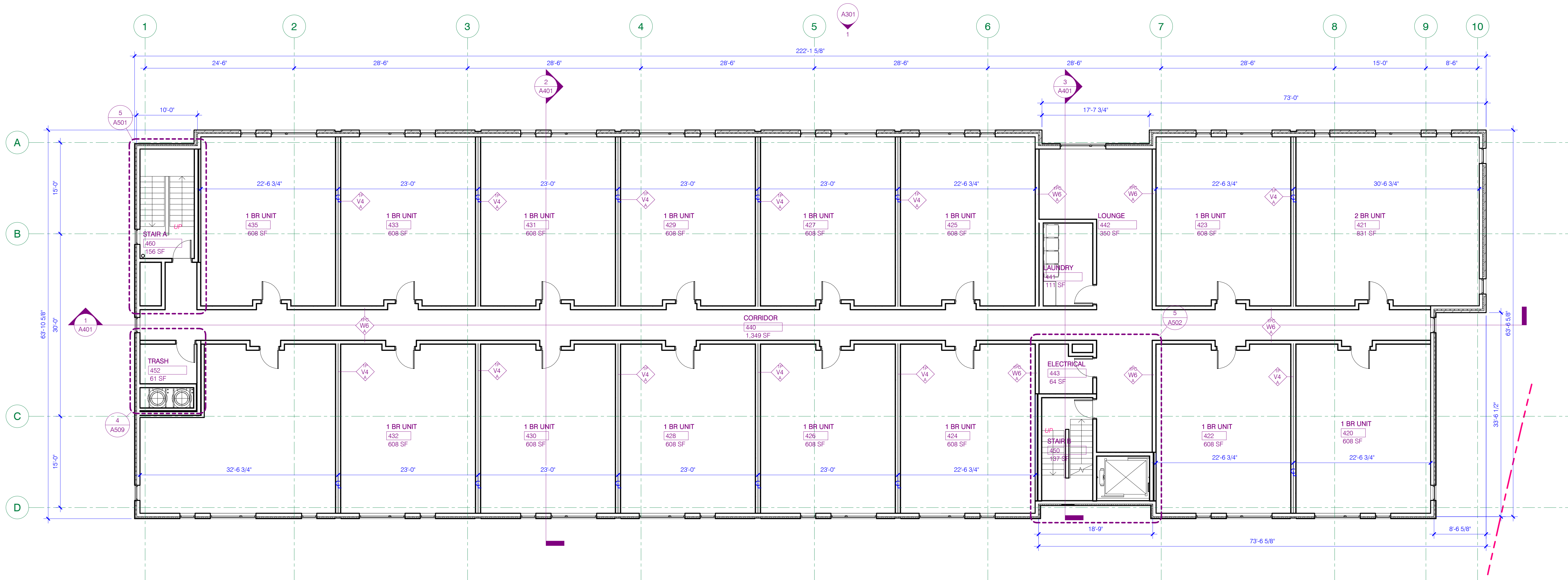
SCHEMATIC DESIGN
02.01.2024

REVISIONS

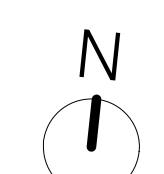
DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KB
CHECKED BY MEB

LEVEL 4 PLAN - OVERALL

A104



1 LEVEL 4 PLAN - OVERALL
A104 1/8" = 1'-0"



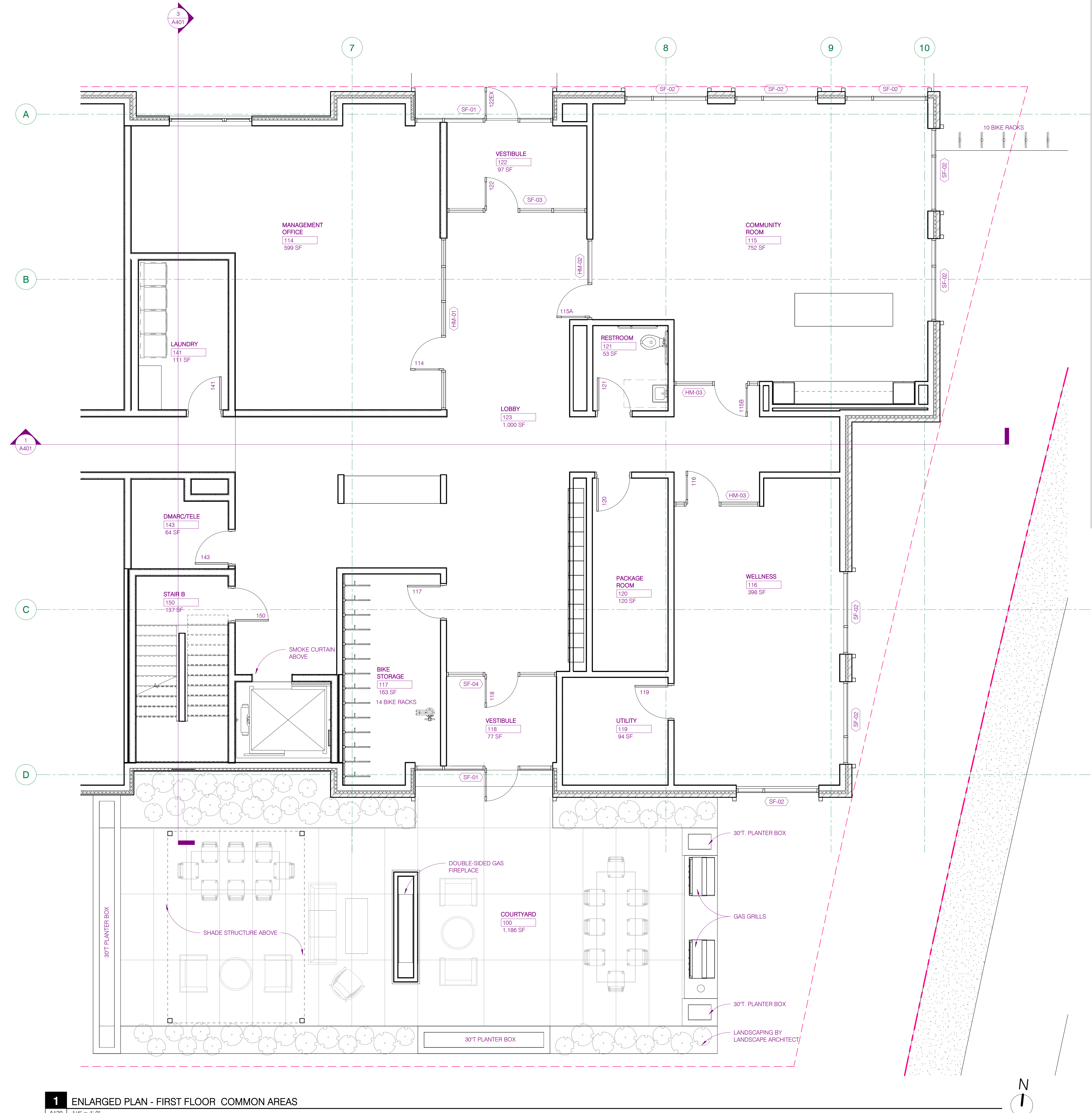
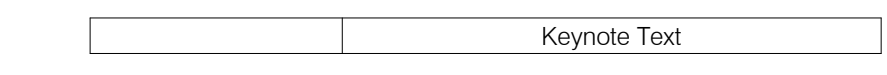
C:\Invent\Project Files\22-0016 A24 Central_Ashland\F3A5.rvt

2/1/2024 2:06:16 PM

GENERAL PLAN NOTES:

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED
- DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- ALL RESIDENTIAL DEMISING WALLS AT WOOD STUD LOCATIONS ARE TYPE V3, V6, V8, V3-B, V3-8, AND V8-8 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W8 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AR000

KEYNOTES:



1 ENLARGED PLAN - FIRST FLOOR COMMON AREAS
A120 1/4" = 1'-0"

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
02.01.2024

REVISIONS

DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KD
CHECKED BY MEB

ENLARGED COMMON AREA PLANS

GENERAL ROOF NOTES:

1. PROVIDE WALKING PADS FROM ROOF ACCESS POINT TO AND AROUND ALL MECHANICAL EQUIPMENT.
2. GUARD RAILING REQUIRED AT ALL LOCATIONS WHERE ROOF TOP EQUIPMENT IS WITHIN 10'-0" FROM EDGE OF ROOF.
3. ALL PRIMARY ROOF DRAINS SHALL BE PIPED INTERNALLY AND CONNECTED TO THE STORM SEWER PER MPC 4714.1101.1
4. ALL SECONDARY ROOF DRAINAGE SHALL DRAIN TO AN APPROVED PLACE OF DISPOSAL IN THE FORM OF SECONDARY ROOF DRAINS INSTALLED PER MPC 4714.1101 & 1102. AND MINNESOTA STATE BUILDING CODE 1503.3.4.1-3. SECONDARY ROOF DRAINAGE MUST DISCHARGE ONTO PERMEABLE SOILS AND CANNOT DRAIN ONTO THE SIDEWALK PER MPC 4714.1101.1. MINNESOTA HAS SPECIFIC REQUIREMENTS TO ADDRESS SEASONAL CONDITIONS OF FREEZE AND THAW WHEN THE DISCHARGE FROM ROOF DRAINS COULD CREATE UNSAFE, ICY CONDITIONS ON THE SIDEWALKS. THE PROPER POINT OF DISCHARGE THAT CAN BE APPROVED BY THE AUTHORITY HAVING JURISDICTION FOR SECONDARY ROOF DRAINAGE IN THE FORM OF SECONDARY ROOF DRAINS PIPED INTERNALLY, DOWN TO WITHIN 18 INCHES OF GRADE, THROUGH THE OUTSIDE WALL, ONTO A SPLASH BLOCK INSTALLED PER MPC 1101.5.3 AND ALSO OVER PERMEABLE SOILS OF AN ADEQUATE AMOUNT WHERE SATURATION OF THE SOIL WILL NOT OCCUR.

KEYNOTES:

	Keynote Text
--	--------------



CB - FORD SITE II

2269 Bohland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

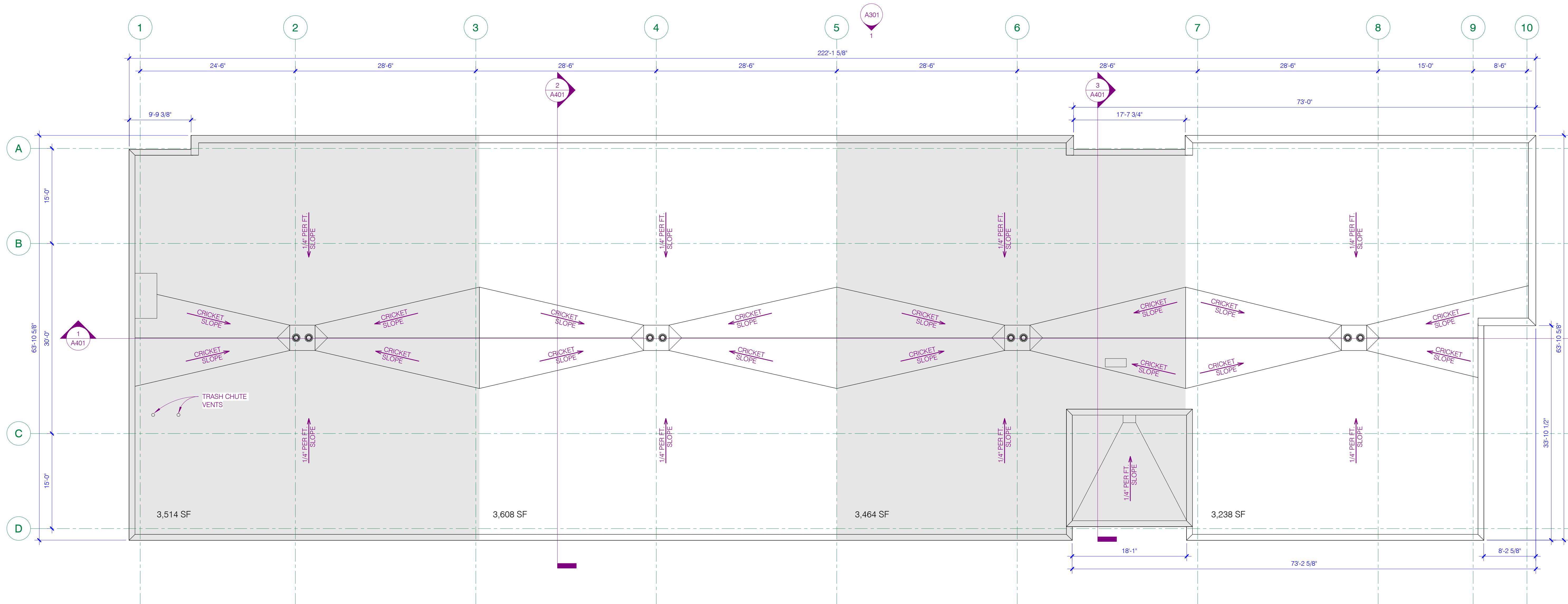
SCHEMATIC DESIGN
02.01.2024

REVISIONS

DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KDS
CHECKED BY MEB

ROOF PLAN -
OVERALL

A201



1 ROOF PLAN - OVERALL
A201 | 1/8" = 1'-0"

C:\Invent\Project Files\22-0016 A24 Central Area\A201.rvt

2/1/2024 2:38:24 PM

GENERAL EXTERIOR NOTES:

1. REFER TO G003 FOR SYSTEM AND MATERIAL INFORMATION
2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

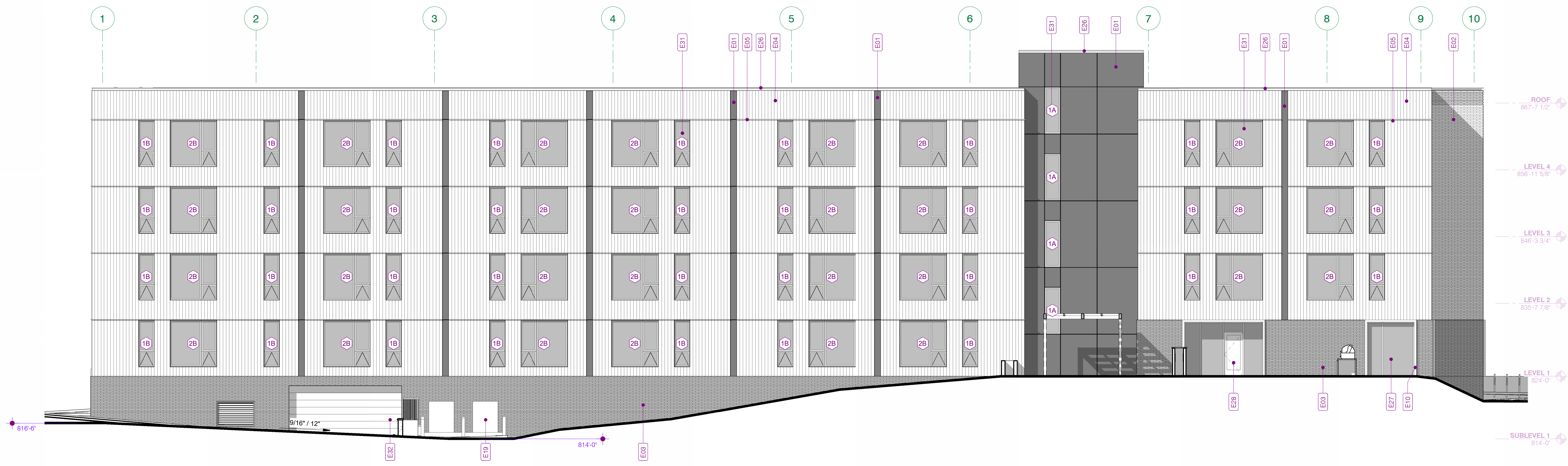
KEYNOTES:

- E01 CEMENTITIOUS PANEL SIDING
- E02 NORMAN BRICK - HALF BOND - COLOR 1: MANGANESE IRONSPOT
- E03 NORMAN BRICK - HALF BOND - COLOR 2: SIOUX CITY VINTAGE BLACK SMOOTH
- E04 SINGLE-SKIN CONCEALED FASTENER METAL SIDING: MORIN PULSE SERIES - VARYING PROFILES P-1, P-2, P-3, & P-4
- E05 PREFINISHED METAL COMPRESSION FLASHING
- E10 PREFIN. METAL TRIM PROFILE
- E19 TRANSFORMER AND GENERATOR
- E26 PREFINISHED METAL WALL CAP - BLACK
- E27 ALUMINUM STOREFRONT SYSTEM
- E28 ALUMINUM ENTRY DOOR SYSTEM
- E29 EXTERIOR HOLLOW METAL DOOR - PAINTED
- E31 FIBERGLASS WINDOW SYSTEM
- E32 OVERHEAD GARAGE DOOR



1 NORTH ELEVATION - OVERALL

A301 1/8" = 1'-0"



2 SOUTH ELEVATION - OVERALL

A301 1/8" = 1'-0"



CB - FORD SITE II

2269 Behland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
02.01.2024

REVISIONS

DATE 02.01.2024
PROJECT # 22-0016
PHASE SD
DRAWN BY KDS
CHECKED BY MEB

BUILDING ELEVATIONS

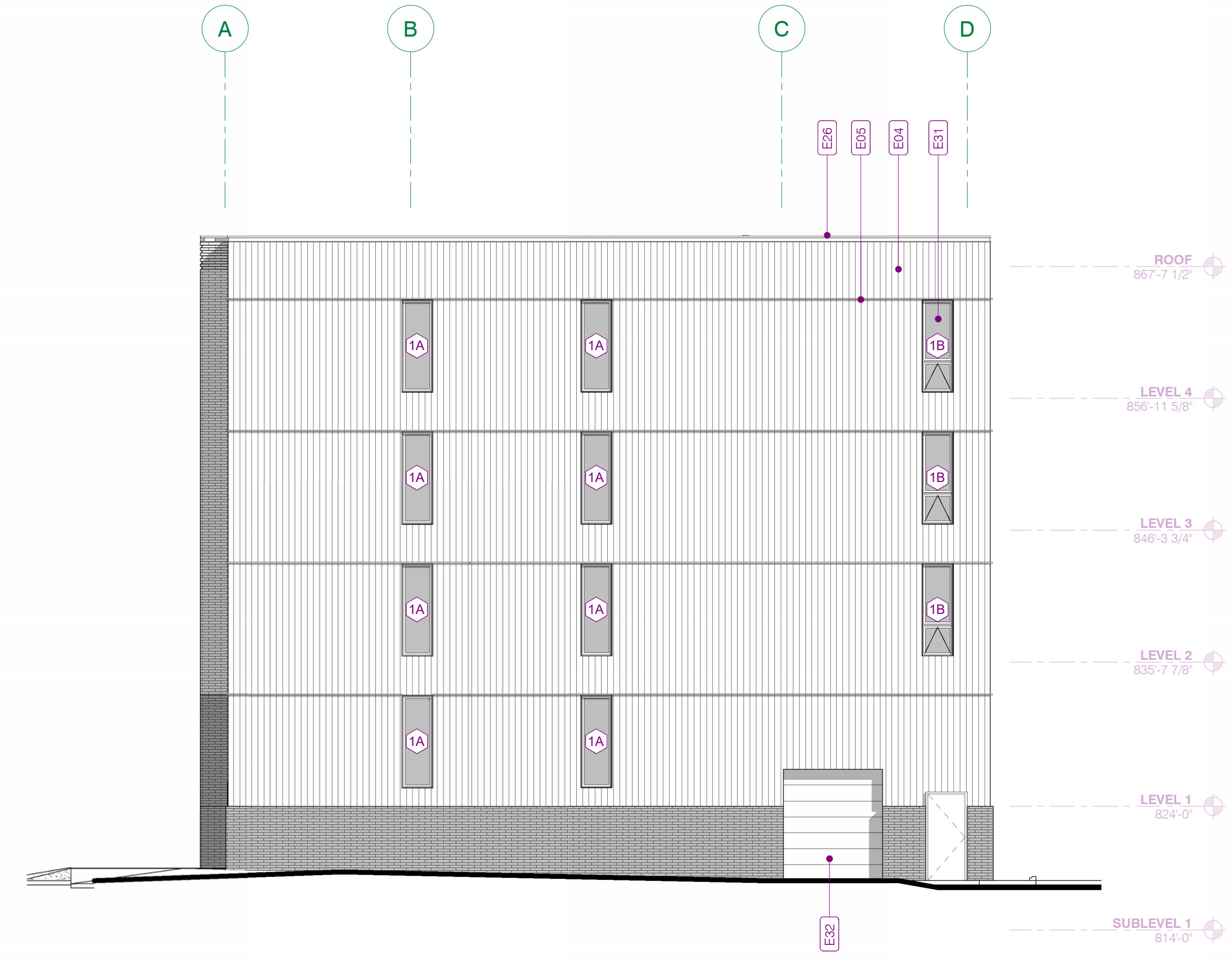
A301

GENERAL EXTERIOR NOTES:

1. REFER TO G003 FOR SYSTEM AND MATERIAL INFORMATION
2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

- E01 CEMENTITIOUS PANEL SIDING
- E02 NORMAN BRICK - HALF BOND - COLOR 1: MANGANESE IRONSPOT
- E03 NORMAN BRICK - HALF BOND - COLOR 2: SIOUX CITY VINTAGE BLACK SMOOTH
- E04 SINGLE-SKIN, CONCEALED FASTENER METAL SIDING, MORIN PULSE SERIES - VARYING PROFILES P-1, P-2, P-3, & P-4
- E06 PREFINISHED METAL COMPRESSION FLASHING
- E10 PREFIN METAL TRIM PROFILE
- E19 TRANSFORMER AND GENERATOR
- E26 PREFINISHED METAL WALL CAP - BLACK
- E27 ALUMINUM STOREFRONT SYSTEM
- E28 ALUMINUM ENTRY DOOR SYSTEM
- E29 EXTERIOR HOLLOW METAL DOOR - PAINTED
- E31 FIBERGLASS WINDOW SYSTEM
- E32 OVERHEAD GARAGE DOOR



1 WEST ELEVATION - OVERALL

A302 | 1/8" = 1'-0"



2 EAST ELEVATION - OVERALL

A302 | 1/8" = 1'-0"



CB - FORD SITE II

2260 Behland Ave
St. Paul, MN 55116

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2024
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

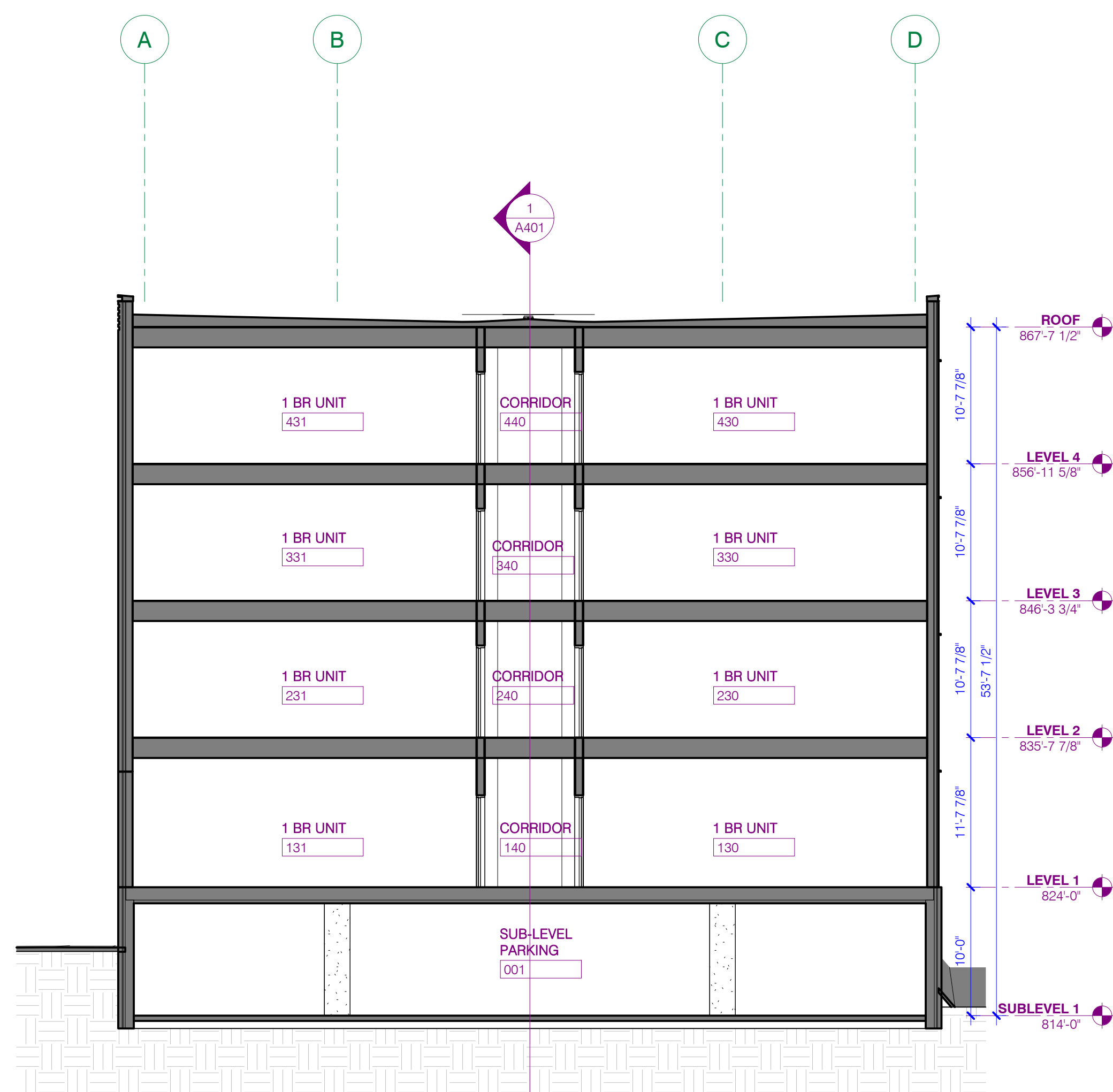
SCHEMATIC DESIGN
02.01.2024

REVISIONS

DATE	02.01.2024
PROJECT #	22-0016
PHASE	SD
DRAWN BY	KDS
CHECKED BY	MEB

BUILDING
ELEVATIONS

A302



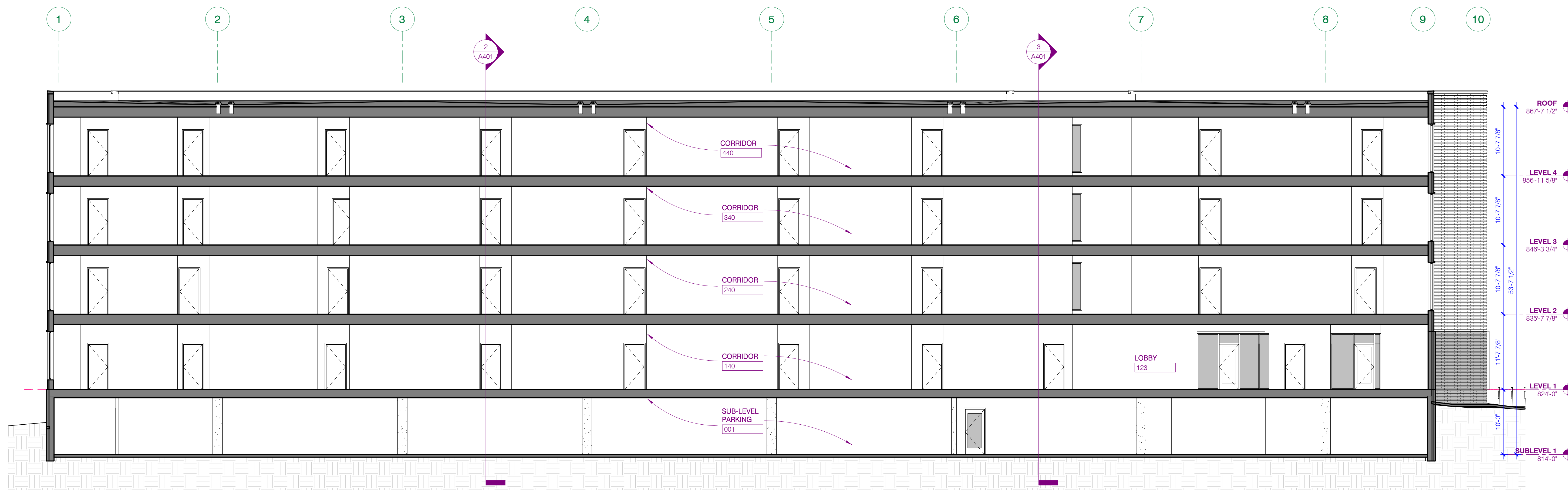
2 BUILDING SECTION - NORTH-SOUTH

A401 1/8" = 1'-0"



3 BUILDING SECTION - NORTH-SOUTH 2

A401 1/8" = 1'-0"



1 BUILDING SECTION - EAST-WEST

A401 1/8" = 1'-0"



Liquor Village

Ford Pkwy

Mt Curve Blvd

Bohland Ave

Project Site
Highland Bridge by Pulte Homes

B Fls Psgs

Ford Dam Scenic Overlook

Beechwood Ave

Area of Potential Effect (APE)

B Fls Psgs W

Mississippi River

Image Landsat / Copernicus

Mt

S Woodman Ave

Mt Curve Blvd



106GROUP

Connecting People + Place + Time

RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY AND ASSESSMENT OF EFFECTS STUDY FOR THE FORD SITE REDEVELOPMENT PROJECT

St. Paul, Ramsey County, Minnesota

December 2021



RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY AND ASSESSMENT OF EFFECTS STUDY FOR THE FORD SITE REDEVELOPMENT PROJECT

St. Paul, Ramsey County, Minnesota

SHPO File No. 2019-1850

106 Group Project No. 2938

SUBMITTED TO:

Minnesota Housing Finance Agency

400 Wabasha St N, Unit 400

St Paul, MN 55102

SUBMITTED BY:

106 Group

1295 Bandana Blvd N. #335

St. Paul, MN 55108

PRINCIPAL INVESTIGATOR:

Saleh Miller, M.S.

REPORT AUTHORS:

Saleh Miller, M.S.

Lauren Anderson, M.A.

December 2021

MANAGEMENT SUMMARY

During October and November 2021, 106 Group, in collaboration with New History, conducted a reconnaissance architectural history survey and assessment of effects study for the Ford Site Redevelopment Project (Project). The Minnesota Housing Financing Agency (MHFA) is funding two separate projects within the Ford Site. These Projects include the Highland Bridge Apartments (hereinafter referenced as Parcel A), located at 830 Cretin Avenue, which includes the proposed construction of a five-story, 60-unit affordable housing building; and the Emma Norton residence, which includes the proposed construction of a five-story affordable housing building at the southeast corner of Highland Bridge Lot 2, Block 1 (hereinafter referenced as Parcel B). This Project anticipates receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) and, therefore, must comply with Section 106 of the National Historic Preservation Act of 1966, as amended. In addition, MHFA, as the Responsible Entity, is required to complete a Part 58 Environmental Review and, therefore, compliance with applicable state mandates governing cultural resources, such as the Minnesota Field Archaeology Act, Minnesota Historic Sites Act, and Minnesota Private Cemeteries Act, are required.

The Project area is located in Section 17, Township 28 N, Range 23 W, St. Paul, Minnesota. An appropriate area of potential effect (APE) for architectural history accounts for any physical, auditory, atmospheric, or visual impacts to historic properties. Based on the current Project plans, the recommended architectural history APE generally includes all adjacent standing structures. The recommended architectural history APE includes approximately 65.53 acres (26.52 hectares [ha]). The reconnaissance architectural history survey consisted of historical research; a field survey to identify and document properties that are 45 years of age or older and have not previously been evaluated within the last 10 years within the APE; and an evaluation for potential eligibility for listing in the National Register of Historic Places (NRHP). Saleh Miller, M.S. served as principal investigator for architectural history.

During the reconnaissance architectural history survey, 106 Group and New History identified 13 properties 45 years in age or older within the APE that had not previously been evaluated. No properties are recommended for further intensive survey due to a lack of historical significance and/or a loss of historical integrity. The survey also identified the NRHP-listed Intercity Bridge (RA-SPC-01293) within the recommended APE. Therefore, an assessment of effects study was prepared in order to assess if the proposed Project would have an adverse effect on this historic property. Based on the findings of the effects assessment, the Project will have No Adverse Effect on the Intercity Bridge.

“I certify that this investigation was conducted and documented according to the Secretary of the Interior’s Standards and Guidelines and that the report is complete and accurate to the best of my knowledge.”



Signature of Principal Investigator

December 1, 2021

Date

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 METHODS.....	3
2.1 Objectives.....	3
2.2 Area of Potential Effect.....	3
2.3 Background Research.....	4
2.4 Field Methods.....	5
2.5 Inventory Form.....	5
2.6 Evaluation.....	5
3.0 LITERATURE REVIEW.....	6
3.1 Previous Architectural History Studies.....	6
3.2 Previously Developed Historic Context.....	7
3.3 Property-Specific Historic Contexts.....	7
3.3.1 St. Paul Shopping Centers, 1939-1975.....	7
3.3.2 Highland Park, 1925-1975.....	16
4.0 SURVEY RESULTS.....	25
5.0 ASSESSMENT OF EFFECTS.....	30
5.1 Intercity Bridge (RA-SPC-01293).....	30
6.0 RECOMMENDATIONS/SUMMARY.....	32
REFERENCES CITED.....	33
APPENDIX A: PROJECT PERSONNEL	

LIST OF FIGURES

FIGURE 1. PROJECT LOCATION, APE, AND LITERATURE REVIEW RESULTS.....	2
FIGURE 2. LOOKING SOUTHEAST FROM W. FORD PARKWAY TOWARDS PARCEL A, WITH NEW HOUSING DEVELOPMENT IN THE FOREGROUND.....	4
FIGURE 3. HIGHLAND VILLAGE SHOPPING CENTER. <i>ST. PAUL DISPATCH-PIONEER PRESS</i> , 1965. COURTESY OF THE MINNESOTA HISTORICAL SOCIETY.....	11
FIGURE 4. PHALEN SHOPPING CENTER. <i>ST. PAUL DISPATCH-PIONEER PRESS</i> , 1962. COURTESY OF THE MINNESOTA HISTORICAL SOCIETY.....	13

FIGURE 5. MIDWAY SHOPPING CENTER. *ST. PAUL DISPATCH-PIONEER PRESS*, 1960. COURTESY OF THE MINNESOTA HISTORICAL SOCIETY.....14

FIGURE 6. HIGHLAND PARK NEIGHBORHOOD IN ST. PAUL. COURTESY OF RAMSEY COUNTY.17

FIGURE 7. AERIAL PHOTOGRAPH OF THE HIGHLAND PARK NEIGHBORHOOD, 1940. COURTESY OF RAMSEY COUNTY.....18

FIGURE 8. AERIAL PHOTOGRAPH OF HIGHLAND PARK, 1957. COURTESY OF THE JOHN R. BORCHERT MAP LIBRARY, UNIVERSITY OF MINNESOTA.20

FIGURE 9. AERIAL VIEW OF THE HIGHLAND PARK AREA. *ST PAUL PIONEER-DISPATCH*, 1963. COURTESY OF THE MINNESOTA HISTORICAL SOCIETY.....20

FIGURE 10. AERIAL PHOTOGRAPH OF COMMERCIAL DEVELOPMENT ALONG FORD PARKWAY, 1960. COURTESY OF THE JOHN R. BORCHERT MAP LIBRARY, UNIVERSITY OF MINNESOTA.23

FIGURE 11. RESULTS.....29

FIGURE 12. VIEW TOWARDS PARCEL B FROM EAST END OF INTERCITY BRIDGE, FACING SOUTH.....31

FIGURE 13. VIEW TOWARDS PARCELS A AND B FROM EAST END OF INTERCITY BRIDGE, FACING SOUTHEAST31

LIST OF TABLES

TABLE 1. PREVIOUSLY NRHP-LISTED, ELIGIBLE, OR INVENTORIED ARCHITECTURAL HISTORY PROPERTIES WITHIN THE RECOMMENDED ARCHITECTURAL HISTORY APE6

TABLE 2. ST. PAUL SHOPPING CENTERS, 196112

TABLE 3. ST. PAUL SHOPPING CENTERS, 1972.....15

TABLE 4. PROPERTIES NOT RECOMMENDED FOR INTENSIVE SURVEY25

TABLE 5. PROPERTIES NOT OF AGE IN THE APE.....27





1.0 INTRODUCTION

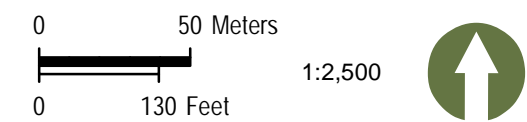
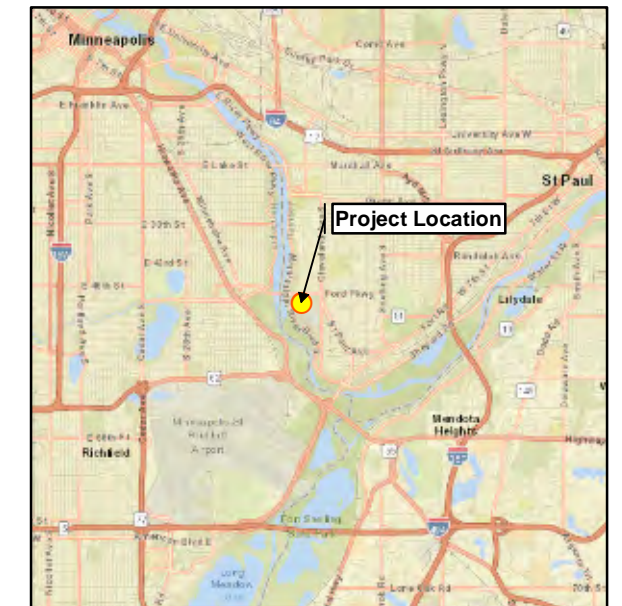
During October and November 2021, 106 Group, in collaboration with New History, conducted a reconnaissance architectural history survey and assessment of effects study for the Ford Site Redevelopment Project (Project). The Minnesota Housing Financing Agency (MHFA) is funding two separate projects within the Ford Site. These Projects include the Highland Bridge Apartments (hereinafter referenced as Parcel A), located at 830 Cretin Avenue, which includes the proposed construction of a five-story, 60-unit affordable housing building; and the Emma Norton residence, which includes the proposed construction of a five-story affordable housing building at the southeast corner of Highland Bridge Lot 2, Block 1 (hereinafter referenced as Parcel B). This Project anticipates receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) and, therefore, must comply with Section 106 of the National Historic Preservation Act of 1966, as amended. In addition, MHFA, as the Responsible Entity, is required to complete a Part 58 Environmental Review and, therefore, compliance with applicable state mandates governing cultural resources, such as the Minnesota Field Archaeology Act, Minnesota Historic Sites Act, and Minnesota Private Cemeteries Act, are required.

The Project area is located in Section 17, Township 28 N, Range 23 W, St. Paul, Minnesota. An appropriate area of potential effect (APE) for architectural history accounts for any physical, auditory, atmospheric, or visual impacts to historic properties. Based on the current Project plans, the recommended architectural history APE generally includes all adjacent standing structures (Figure 1). The recommended architectural history APE includes approximately 65.53 acres (26.52 hectares [ha]). The reconnaissance architectural history survey consisted of historical research; a field survey to identify and document properties that are 45 years of age or older and have not previously been evaluated within the last 10 years within the APE; and an evaluation for potential eligibility for listing in the National Register of Historic Places (NRHP). Saleh Miller, M.S. served as principal investigator for architectural history.

The following report describes project methodology, previous investigations, historic contexts, survey results, assessment of effects, and recommendations/summary for the Ford Site Redevelopment Project area. Inventory forms have been prepared and submitted separately to the Minnesota State Historic Preservation Office (SHPO). A list of Project personnel can be found in the Appendix A.

**Ford Site Redevelopment Project
Reconnaissance Architectural
History Survey and Assessment of
Effects Study**
St. Paul, Ramsey County, Minnesota

-  Project Area
-  Recommended APE
-  NRHP-listed
-  Non-Extant



Project Location, APE, and Literature
Review Results



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; MnGeo Composite Imagery Service

Figure 1

2.0 METHODS

2.1 Objectives

The primary objective of the architectural history survey was to determine whether any properties within the APE that are 45 years in age or older and have not previously been evaluated within the last 10 years are potentially eligible for listing in the NRHP. The primary objective of the assessment of effects study was to assess if the proposed Project would have an adverse effect on the historic property located within the recommended APE, the Intercity Bridge (RA-SPC-01293). All work was conducted in accordance with the SHPO *Historic and Architectural Survey Manual* and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 Federal Register 44716-44740].¹

2.2 Area of Potential Effect

An appropriate APE for architectural history properties accounts for any direct or indirect effects (physical, auditory, vibration, or visual) to historic properties. The Project proposes the construction of two five-story affordable housing buildings on currently vacant sites, therefore there will be no physical effects. For the purposes of this APE rationale, the potential effects from the two Projects (Parcel A and Parcel B) have been combined due to their close proximity. Temporary noise and vibration impacts are anticipated during construction, but they will be short in duration and will not result in a permanent effect. The existing properties surrounding the Project area, which are generally sited to the north along Ford Parkway and to the east along Cleveland Avenue, include a mixture of one-and-a-half- to three-story residential properties and one- to three-story commercial properties. As the Proposed buildings are five stories tall there will be permanent visual effects. To the north of Ford Parkway, adjacent to the Ford Site, the recommended APE includes all first-tier standing structures, with the exception of the block between S. Cretin Avenue and S. Finn Street. A couple second-tier properties are recommended for inclusion in the APE when the adjacent property contained a surface parking lot, or has any open viewsheds to the Project area. The north side of Ford Parkway between S. Cretin Avenue and S. Finn Street has been omitted from the APE due to the current ongoing construction of a multi-story apartment building that is located directly north of Parcel A, which would limit any visual effects to the north (see Figure 2).

To the east, the recommended APE only extends to S. Finn Street due to the extant shopping center to the northeast and the presence of mature vegetation along the eastern boundary of the Ford Site, which limits the extent of potential visual effects. To the south, within the vacant Ford Site, the recommended APE includes a 500-foot buffer in order to account for potential visual effects. Finally, to the west the recommended APE extends to S. Mississippi River Boulevard. The topography of S. Mississippi River Boulevard slopes down as you travel away from Ford Parkway in either direction (north or south), and the mature vegetation along the western edge of the Ford Site limits the extent of potential visual effects. The recommended APE for architectural history includes approximately 65.53 acres (26.52 ha) (see Figure 1).

¹ National Park Service. 1983 Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. *Federal Register* 48(190):44716-44740; State Historic Preservation Office. 2017 Historic and Architectural Survey Manual. Minnesota State Historic Preservation Office, St. Paul, Minnesota.



Figure 2. Looking Southeast from W. Ford Parkway towards Parcel A, with new housing development in the foreground.

2.3 Background Research

² Staff from New History conducted additional research to identify properties within the APE 45 years of age and older and to aid in the reconnaissance level evaluations of those properties. Previous survey reports, historic contexts, historical aerial photographs, Sanborn Fire Insurance maps, building permits, city directories, and (for some properties) newspaper articles and other secondary sources were reviewed in order to evaluate these properties.

For the development of the historic contexts, archival research was completed using online and physical repositories, including the St. Paul Public Library, the Ramsey County Historical Society, the Minnesota Historical Society, and the University of Minnesota. Numerous secondary sources, including scholarly articles, books, newspaper articles, and other publications, were also consulted.

² For background research regarding known historic properties and previously conducted archaeology and architectural history surveys, we rely primarily on the information on file at SHPO. 106 Group cannot guarantee the accuracy and reliability of the data provided.

2.4 Field Methods

The reconnaissance architectural history survey of the Ford Site Redevelopment Project was conducted on October 22, 2021. Lauren Anderson, M.A., conducted the fieldwork (see Appendix A for a list of Project personnel). Properties identified for survey are located within the APE, are 45 years of age or older, and have not previously been evaluated within the last 10 years. During the reconnaissance survey, field notes and digital photographs were taken of each property identified for survey from the public right-of-way.

2.5 Inventory Form

A Minnesota Individual Property Inventory Form was prepared for each surveyed property for submittal to SHPO for its review.

2.6 Evaluation

Upon completion of the fieldwork, the potential eligibility of each property for listing in the NRHP was assessed based on the property's significance and integrity. The NRHP criteria, summarized below, were used to help assess the potential significance of each property:

- Criterion A – association with the events that have made a significant contribution to the broad patterns of our history;
- Criterion B – association with the lives of persons significant in our past;
- Criterion C – embodiment of the distinctive characteristics of a type, period, or method of construction; representation of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D – potential to yield information important to prehistory or history.³

The NPS has identified seven aspects of integrity to be considered when evaluating the ability of a property to convey its potential significance: location, design, setting, materials, workmanship, feeling, and association. The integrity of these properties was assessed in regard to these seven aspects.⁴

³ National Park Service. 1997 [1995] *How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.

⁴ National Park Service. 1997 [1995] *How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.

3.0 LITERATURE REVIEW


3.1 Previous Architectural History Studies

One architectural history survey report has previously been prepared and two historic properties have previously been inventoried within the current recommended architectural history APE (Figure 1; Table 1).

The Intercity Bridge / Ford Bridge (Bridge No. 3575), which is located at the western edge of the recommended APE, was listed in the NRHP in 1989. The bridge is significant as a representative example of St. Paul bridge engineer Martin Sigvart Grytbak’s work and for its type as one of the largest reinforced-concrete arch bridges built in Minnesota.⁵ The bridge retains sufficient integrity to convey its significance and remain NRHP-listed. Therefore, an assessment of effects study was prepared in order to assess if the proposed Project would have an adverse effect on this historic property. Please see Section 5.0 of this report for the assessment of effects.


In 2007, Hess, Roise and Company prepared an assessment of significance and eligibility for the Ford Motor Company Twin Cities Assembly Plant (RA-SPC-04671) in advance of the plant’s planned closure and pending sale. The Plant was recommended as having potential significance for listing in the NRHP and local landmark designation, however the property did not retain sufficient integrity to convey its potential significance and was recommended as not eligible.⁶ The entire Ford Plant has since been demolished and the site is currently undergoing redevelopment.

Table 1. Previously NRHP-Listed, Eligible, or Inventoried Architectural History Properties Within the Recommended Architectural History APE

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
RA-SPC-01293	Intercity Bridge / Ford Bridge (Bridge No. 3575)	Ford Parkway over Mississippi River	Listed	

⁵ Dr. Robert M. Frame, III. 1989. Intercity Bridge National Register of Historic Places Registration Form. On file at the Minnesota State Historic Preservation Office, St. Paul, Minnesota. <https://www.dot.state.mn.us/historicbridges/bridge/3575/national-register.pdf>

⁶ Erin Hanafin Berg, Charlene Roise, and Penny Peterson. 2007. *Ford Motor Company Twin Cities Assembly Plant: An Assessment of Significance and Eligibility*. On file at the Minnesota State Historic Preservation Office, St. Paul, Minnesota.

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
RA-SPC-04671	Ford Motor Company Twin Cities Assembly Plant	966 South Mississippi River Blvd.	Non-Extant	

3.2 Previously Developed Historic Context

The properties in the recommended architectural history APE are addressed by the local thematic context, “Apartment Buildings in St. Paul” that was developed for the A Line Bus Rapid Transit Project in 2015.⁷

3.3 Property-Specific Historic Contexts

For the purpose of this architectural history survey, the following property-specific historic contexts were also developed: “St. Paul Shopping Centers, 1939-1975” and “Highland Park, 1925-1975.”

3.3.1 St. Paul Shopping Centers, 1939-1975⁸

Until about 1930, commercial development in the United States, whether in the downtowns of large metropolises or in small commercial nodes in outlying areas, mimicked the configuration of Main Street. Most commercial buildings were constructed on an individual basis, without coordination of occupants or physical design. Buildings fronted the street, and their locations were determined by public transportation routes and the pedestrian movement they generated.⁹

The rise of the shopping center presented a distinct shift in the form and structure of commerce. Beginning in the late 1930s, as the automobile rose in popularity, developers combined off-street automobile parking with coordinated tenant selection to create the earliest versions of what is now known as the “shopping center.”¹⁰ Before the 1920s, the term ‘shopping center’ simply referred to a concentration of businesses, which might be located either in cities or in outlying areas. After 1920, the term began to refer to a collection of businesses located in a complex owned by a single party, in which physical design and tenant selection were carefully managed to create a commercial outlet that catered to

⁷ Andrew Schmidt, Sara Nelson, and Marjorie Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota* (prepared for Ramsey and Hennepin Counties, 2015), 16 – 24.

⁸ Portions of this historic context have been adapted from the author’s master’s thesis. See Lauren Anderson, “‘A New Species’: Neighborhood and Community Shopping Centers in St. Louis Park, Minnesota, 1941 – 1956,” master’s thesis (University of Wisconsin-Eau Claire, 2017).

⁹ Richard Longstreth, “The Neighborhood Shopping Center in Washington, D.C., 1930-1941,” *Journal of the Society of Architectural Historians* 51, no. 1 (March 1992): 5.

¹⁰ Richard Longstreth, *The Drive-In, The Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914 – 1941* (Cambridge, MA: MIT Press, 2000), 158 – 159.

a specific audience. This definition was solidified by the end of World War II.¹¹ By the early 1950s, changes in shopping center development led to a classification of three different types of shopping centers: neighborhood, community, and regional. According to architectural historian Meredith Clausen,

three basic types were defined, based on size and scope of merchandise: the small **neighborhood center** on a 5- to 10-acre lot, with ten to 15 stores clustered around a supermarket and drugstore, and offering convenience goods and services to the immediate neighborhood; the somewhat larger **community center** on 20 to 25 acres, with 20 to 40 stores anchored by a junior department store and providing a broader coverage of merchandise; and the large-scale **regional center** on 35 or more acres, with 50 to 100 or more stores, including at least one major department store, and offering a full representation of stores and services [emphasis added].¹²

These shopping centers, developed mainly on the outskirts of urban areas, represented a new form of retail concentration, different from earlier manifestations of commercial development.¹³ In his master's thesis, "The Death and Life of Great American Strip Malls," Matthew Manning provides a succinct list of physical characteristics of postwar neighborhood and community shopping centers. Although he uses the term 'strip malls' to describe this building type, it seems that many, if not all, community and neighborhood shopping centers would fit the general description outlined in this list. Manning notes that,

by the end of the 1950s, the strip mall was a uniquely recognizable and ubiquitous form of commercial development. The defining characteristics of the typical strip mall lay not just in the building alone, but also in the collection of parts that comprised the space between building and highway. Certain patterns and forms were present in the strip mall that distinguished it from other commercial typologies:

- Single Ownership or Control
- Designed and Built as a Planned Unit
- Linear Arrangement of Building(s) (straight, curved, or angled)
- Single Story
- Building(s) Set Back from Public Road or Right-of-Way
- Primary Parking between Building(s) and Road
- Minimum 3:1 Ratio of Parking Area to Building Area
- Single Front Facade Facing Parking
- Separate Rear Service Access

¹¹ Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920 – 1950* (Cambridge, MA: The MIT Press, 1997), 145 – 146.

¹² Meredith Clausen, "Northgate Regional Shopping Center-Paradigm from the Provinces," *Journal of the Society of Architectural Historians* 43, no. 2 (May 1984): 147.

¹³ Longstreth, "The Neighborhood Shopping Center," 5.

- Storefront Entrances Directly Accessible from Parking Area
- Covered Sidewalk along Storefronts (canopy, awning, arcade, etc.)
- Spaces for Multiple Tenants with Partition Walls between Stores
- Flexible Interior Space Customizable by Tenants
- Individual Exterior Signage for Each Storefront
- Signage Visible from Passing Vehicles¹⁴

According to Manning, “the typology has changed so little since its development that these same characteristics are evident in most strip malls constructed today.”¹⁵

In the Twin Cities, as elsewhere, the earliest shopping centers took the form of these smaller neighborhood and community shopping centers. Suburbanization and rising automobile use created prime conditions for the construction of shopping centers on the outskirts of the metropolitan area. Following World War II, many small centers – one-story rows of stores with front parking lots – were constructed in Twin Cities suburbs like Richfield, St. Louis Park, and Roseville.¹⁶ The earliest Twin Cities shopping centers were constructed along busy intersections, creating automobile congestion and a shortage of parking; later shopping centers were constructed away from congested intersections with larger parking lots.¹⁷

According to architectural historian Larry Millet, most Twin Cities shopping centers built in the early 1950s were “baldly utilitarian,” with “a brick pylon surmounted by a sign often [serving] as the only real identifying feature.”¹⁸ This utilitarianism was characteristic of postwar strip malls across the United States, which tended to be designed along simple, modern lines. Manning notes that parking lots and signage, rather than specific architectural features, were the most distinctive elements of shopping center design; in his words, “strip mall style was less a product of architecture than a result of graphic design.”¹⁹

The third type of shopping center – the regional center – came into its own in the mid-1950s, as changes in the federal tax code, cheap land on the outskirts of cities, loose government zoning restrictions, and the beginnings of the federal highway system encouraged construction of larger, regional shopping centers.²⁰

¹⁴ Manning, “The Death and Life of Great American Strip Malls,” 39.

¹⁵ Manning, “The Death and Life of Great American Strip Malls,” 39.

¹⁶ Larry Millet, *Minnesota Modern: Architecture and Life at Midcentury* (Minneapolis, MN: University of Minnesota Press, 2015), 22; John S. Adams and Barbara Von Drasek, *Minneapolis-St. Paul: People Places and Public Life* (Minneapolis, MN: University of Minnesota, 1993), 109 – 110.

¹⁷ Adams and Von Drasek, *Minneapolis-St. Paul*, 84, 109.

¹⁸ Millet, *Minnesota Modern*, 82.

¹⁹ Manning, “The Death and Life of Great American Strip Malls,” 32 – 39.

²⁰ Kenneth Jackson, “All the World’s a Mall: Reflections on the Social and Economic Consequences of the American Shopping Center,” *American Historical Review* 101, no. 4 (October 1996): 1115-1116; Thomas W. Hanchett, “U.S. Tax Policy and the Shopping-Center Boom of the 1950s and 1960s,” *American Historical Review* 101, no. 4 (1996): 1093 – 1095, 1097, 1098.

In 1956 alone, 25 regional shopping centers were built in the U.S., more than doubling the number of regional centers built between 1949 and 1955.²¹ The most influential of these was undoubtedly Southdale Shopping Center, which was constructed in the Minneapolis suburb of Edina in 1956. Surrounded by a sea of parking and featuring 72 stores accessible from a roofed central court, Southdale not only the Twin Cities' first regional shopping center but also the first enclosed shopping mall in the United States.²² Southdale was followed by several other enclosed regional malls such as Brookdale, Ridgedale, and Rosedale. By 1976, there were eight major regional shopping centers located in Twin Cities suburbs.²³

As the enclosed regional mall became common, developers began to tailor new malls to appeal to specific income brackets. These included the super-regional mall for up-market shoppers, which combined high-end stores with entertainment, as well as the European-style market or festival marketplace. The development of newer, larger, and shinier regional malls posed a threat to the older regional centers in inner-ring suburbs and strip community shopping centers, which attempted to remain relevant through renovating their dated buildings. Simultaneously, changing tastes in design led owners of strip malls and other roadside architecture to abandon the flashy signage of the 1950s in favor of the "environmental look," characterized by Mansard roofs, earth tones, and brick and wood cladding.²⁴ By 1978, over 25% of all shopping center construction consisted of expansion or renovation of existing centers, rather than new construction.²⁵

By the late 1980s, a glut of regional centers and economic recession caused new mall construction to slow almost to a halt.²⁶ A 1986 article in the *Minneapolis Tribune* noted that renovation of existing shopping centers continued to represent a significant trend in the Twin Cities, while the limited new shopping center construction that did occur tended to be smaller, reflecting a focus on "specialty centers built to meet a neighborhood or market niche."²⁷ In 1990, an annual survey of Twin Cities shopping centers noted that there was "still continued growth and demand specifically in the neighborhood and community...categories" but "no new development in the regional/super regional and specialty categories."²⁸

²¹ Hanchett, "U.S. Tax Policy," 1097 – 1098.

²² Millet, *Minnesota Modern*, 82.

²³ Ronald Abler, John S. Adams, and John R. Borchert, *The Twin Cities of St. Paul and Minneapolis* (Cambridge, Mass: Ballinger Publishing Company, 1976), 59.

²⁴ Chester A. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston, MA: Little, Brown, and Company, 1985), 65 – 67; Manning, "The Death and Life of Great American Strip Malls," 48 – 50; Roger K. Lewis, "Festival Market Concept Can Showcase Waterfront," *Washington Post*, September 20, 1986, <https://www.washingtonpost.com/archive/realestate/1986/09/20/festival-market-concept-can-showcase-waterfront/cc4c9de8-b30f-4a53-99b4-398157480cf5/>.

²⁵ Dane Smith, "Older Shopping Mall Glamour Fades Despite Renovations," *Minneapolis Star*, May 29, 1979.

²⁶ Lisa Scharoun, *America at the Mall: The Cultural Role of a Retail Utopia* (Jefferson, NC: McFarland & Company, 2012), 15 – 17; Adams and Von Drasek, *Minneapolis-St. Paul*, 110; Ann Satterthwaite, *Going Shopping: Consumer Choices and Community Consequences* (New Haven, CT: Yale University Press, 2001), 192.

²⁷ Neal St. Anthony, "Project Would Be Largest In Region," *Minneapolis Star and Tribune*, May 7, 1986, p. 1A and 12A.

²⁸ Dan Wascoe, "Shopping Center Update," *Minneapolis Star Tribune*, December 10, 1990, p. 3D.

The 1990s also saw the rise of the mega mall, with theme park type attractions, theaters, and other features designed to attract destination shopping.²⁹ A prime example is the Mall of America (MOA), a super-regional shopping center constructed in the Minneapolis suburb of Bloomington in 1992. At 5.6 million square feet, and with over 520 stores, an indoor theme park, and an aquarium, MOA remains the largest shopping center in the U.S.³⁰



Figure 3. Highland Village Shopping Center. *St. Paul Dispatch-Pioneer Press*, 1965. Courtesy of the Minnesota Historical Society.

The postwar shopping centers constructed in St. Paul and its suburbs followed the patterns of development typical across the U.S. Unlike its neighbor, Minneapolis, St. Paul still had a considerable amount of undeveloped land within its city limits at the end of World War II, which filled in with residential development during the 1940s, 1950s, and 1960s.³¹ Though most of St. Paul's shopping centers were located in its suburbs, such as Roseville, Falcon Heights, and West and South St. Paul, the amount of vacant land within the city's limits meant that some shopping centers were also constructed within the city proper, to serve the developing residential areas near the city's edges. According to architectural historian Larry Millet, the first St. Paul shopping center was likely the Highland Village Shopping Center, constructed at the southeast corner of Ford Parkway and Cleveland Avenue in the developing St. Paul neighborhood of Highland Park in 1939 (Figure 4).³² St. Paul historian John Lindley

²⁹ 207 – 208, 67; Lisa Scharoun, *America at the Mall: The Cultural Role of a Retail Utopia* (Jefferson, NC: McFarland & Company, 2012), 15 – 17.

³⁰ “25 Facts and Figures,” Mall of America, accessed April 23, 2017, <https://www.mallofamerica.com/about/moa/facts>; “Overview,” Mall of America, accessed April 23, 2017, <https://www.mallofamerica.com/about/moa/overview>; “Mall of America Visitor Information,” Mall of America, accessed April 23, 2017, <https://www.mallofamerica.com/visit/visitor-information>; ICSC Research and CoStar Realty Information, Inc., *U.S. Shopping-Center Classification and Typical Characteristics*.

³¹ Martin and Lanegran, *Where We Live*, 9, 130.

³² Millet, *Minnesota Modern*, 22 – 23.

notes that St. Paul’s earliest shopping centers were built “at key outlying intersections such as University and Snelling Avenues, or around major retail facilities such as the Montgomery Ward store in the Midway area.”³³ In the late 1960s, shopping centers were constructed on major highways in the St. Paul area, such as the Rosedale Shopping Center on Highway 36 in Roseville, Southview Square on Robert Street in West St. Paul, Sun-Ray Shopping Center on Interstate 94 in St. Paul, and the Maplewood Mall on White Bear Avenue in White Bear.³⁴

By 1961, a study of St. Paul shopping centers by the St. Paul Chamber of Commerce indicated that 42 shopping centers were located within St. Paul and its suburbs (see Table 2).³⁵ All but two of these centers were constructed after 1945, indicating that they were developed to respond to the commercial demands of the postwar era. Of the 42 total centers, 30 were located in St. Paul suburbs, while 12 were located within St. Paul proper.³⁶

Table 2. St. Paul Shopping Centers, 1961

Name	Size ³⁷	Location	Build Date	No. of Stores	Expansion Planned?
Eastview Shopping Center	Neighborhood	Etna St. and Conway St.	1961	3	Yes
Highland Center	Neighborhood	SE corner Ford Pkwy. and Cleveland Ave.	1939	13	
Highland Center	Neighborhood	NW corner Ford Pkwy. and Cleveland Ave.	1951	13	
Highland Center	Neighborhood	NE corner Ford Pkwy. and Cleveland Ave.	1949	12	
Hillcrest Center	Community	White Bear Ave. and Larpenteur Ave.	1950	42	Yes
Midway Shopping Center	Community/ Regional	University Ave. and Snelling Ave.	1959	49	
Midtown Plaza	Neighborhood	Minnehaha Ave. and Milton Ave.	1952	5**	Yes
Parkway Shopping Center	Neighborhood	1637 - 1659 Rice St.	1950, 1961	13	

³³ John Lindley, *Celebrate St. Paul: 150 Years of History* (Cherbo Publishing Group, 2003).

³⁴ John Lindley, *Celebrate St. Paul: 150 Years of History* (Cherbo Publishing Group, 2003).

³⁵ The study noted that the term “shopping center” was used loosely, suggesting that some of these centers may have been unplanned concentrations of commercial development, rather than true shopping centers.

³⁶ St. Paul Chamber of Commerce, *Survey of Shopping Centers and Discount Department Stores in the Saint Paul Area* (St. Paul Chamber of Commerce, 1961), 1 – 63.

³⁷ Shopping centers were classified by the author based on number of stores, according to Meredith Clausen’s definition.

Name	Size ³⁷	Location	Build Date	No. of Stores	Expansion Planned?
Phalen Shopping Center (see Figure 4)	Community	Prosperity Ave. and Magnolia Ave.	1960	28**	Yes
Sibley Plaza	Community	Davern St. and W. 7th St.	1955	23	Yes
Sun Ray Shopping Center	Neighborhood/Community	Highway 12 and McKnight Rd.	1957	16	Yes
White Bear Avenue	Neighborhood/Community	White Bear Ave. and Montana Ave.	1952	16	Yes

** Total of existing and planned stores



Figure 4. Phalen Shopping Center. St. Paul Dispatch-Pioneer Press, 1962. Courtesy of the Minnesota Historical Society.

As evidenced by the locations of these centers, most centers within St. Paul proper were constructed on vacant land in less-developed neighborhoods at the outskirts of the built city, with the exception of some that were constructed on main thoroughfares, like the Midway Shopping Center (Figure 3). Aerial photographs and available historic photographs of several centers suggest that most had simple I, V, U or L shapes with parking lots and simple, Modern designs with signage designed to attract the attention of passing motorists.³⁸ At the time of the 1961 report, ten additional shopping centers were planned for the

³⁸ Nationwide Environmental Title Research Aerial Viewer, <https://www.historicaerials.com/viewer>; Photographs of Midway Shopping Center, *St. Paul Dispatch-Pioneer Press*, 1960, Minnesota Historical Society Collections Online; Photograph of Phalen Shopping Center, *St. Paul Dispatch Pioneer-Press*, 1962, Minnesota Historical Society Collections Online; photograph of Sun Ray Shopping Center, January 23, 1966, Minnesota Historical Society Collections Online; and photograph of Highland Shopping Center, Norton & Peel, 1965, Minnesota Historical Society Collections Online.

St. Paul area. Notably, all of these were to be located in St. Paul suburbs, suggesting that much of the vacant land within the city proper had been developed by this time.³⁹



Figure 5. Midway Shopping Center. *St. Paul Dispatch-Pioneer Press*, 1960. Courtesy of the Minnesota Historical Society.

By 1975, a list of major shopping centers in the Twin Cities (centers of more than 10,000 sq. ft.) included eight centers in St. Paul (see Table 3). The report indicated that some of the shopping centers present in 1961 had increased in size, but that no large new shopping centers had been constructed within the city boundaries since 1961. Larger centers tended to be located in the suburbs, such as the 485,000 sq. ft. Apache Plaza (1961) in St. Anthony, the 720,000 sq. ft. Rosedale Shopping Center (1969) in Roseville, the 1,200,000 sq. ft. Maplewood Mall (1974) in Maplewood, and the 450,000 sq. ft. Har-Mar Mall (1963) in Roseville.⁴⁰

³⁹ St. Paul Chamber of Commerce, *Survey of Shopping Centers...in the Saint Paul Area*, 1 – 63.

⁴⁰ Twin Cities Metropolitan Council, “Major Shopping Centers in the Twin Cities Metropolitan Area,” Economic Report No. 5, November 1975, on file at the Minnesota Historical Society, St. Paul, Minnesota; Martha Rose, “7 More Shopping Centers Planned, Glut of Facilities in 5 Years Feared,” *Minneapolis Star*, September 7, 1972.

Table 3. St. Paul Shopping Centers, 1972

Name	Size (sq. ft.)	Location	Build Date	No. of Stores
Highland Shopping Ctr.*	70,000	Ford Pkwy. and Cleveland Ave.	1939	46
Hillcrest Shopping Ctr.	280,000	White Bear Ave. and Larpenteur Ave.	1950	52
Midway Shopping Center (see Figure 5)	373,000	University Ave. and Snelling Ave.	1959	81
Parkway Shopping Ctr.	35,760	Rice Ave. and Larpenteur Ave.	1954	--
Phalen Shopping Center	300,000	Prosperity Ave. and Magnolia Ave.	1961	27
Sibley Plaza	60,000	2395 – 2503 West 7th St.	1955	--
Sun Ray Shopping Ctr.	220,000	Hwy. 12 and McKnight Rd.	1957	26
White Bear Ave. Ctr.	30,000	1532 – 1552 White Bear Ave.	1952	--

*The Highland Center was located at multiple corners of the Ford Parkway/Cleveland Avenue intersection, as indicated in the 1961 report.

By 1980, the St. Paul city directory listed 10 total shopping centers within the city limits. The White Bear Ave. and Parkway centers were no longer listed. The four new centers included in this list reflected the trend towards smaller and novel forms of shopping center development:

- Scenic Hills Shopping Center at 1990 Suburban Avenue, a small neighborhood shopping center in the Battle Creek Neighborhood (1976)
- Summit Hill Mall at 41 South Oxford Street, a small neighborhood center in the Summit Hill neighborhood (c. 1976)
- Victoria Crossing at 861 Grant Avenue, a “mini-mall” inside a converted automobile shop in the Summit Hill neighborhood (c. 1977)
- The Market House at 653 Grand Avenue, another “mini-mall” in the Summit Hill neighborhood (c. 1979)⁴¹

⁴¹ 1980 directory, p. 12; “A Grand Occasion,” *Minneapolis Star*, June 1, 1979; Ramsey County Property Information; “Grand Ave.,” *Minneapolis Tribune*, February 6, 1976, p. 26m; “Victoria Crossing Shopping Mall,” *Minneapolis Tribune*, July 10, 1977.

3.3.2 Highland Park, 1925-1975

Located at the far southwestern corner of St. Paul, the neighborhood of Highland Park is bounded roughly by Randolph Avenue to the north, Interstate 35-E to the east, and the Mississippi River to the southeast and west (Figures 6-7). The Highland Park neighborhood developed later than much of the rest of St. Paul, due not only to its physical distance from downtown but also the geographical barriers created by the Mississippi River and its steep bluffs.⁴² The northern part of neighborhood by the College of St. Catherine (1905) was built out during the early 1900s, but it was not until the 1920s that the southern portions of Highland Park began to develop, encouraged by the construction of the Ford Assembly Plant along the east bank of the Mississippi River in 1925.⁴³

As the first section of the city to be developed following the creation of St. Paul's 1922 zoning ordinance, the layout of this area was deliberately shaped by city planners, who expanded block lengths from the typical one-eighth mile to one-quarter of a mile and limited locations of retail and commerce to Ford Parkway (then known as Highland-Ford Parkway) and Snelling Avenue.⁴⁴ In the words of St. Paul historians Jeffrey Hess and Paul Martin, "the absence of corner groceries or drugstores, mechanic shops, or even churches from residential streets – particularly when coupled with large lots and deep setbacks – created a length of unbroken green space reminiscent of the garden suburbs being planning for eastern cities."⁴⁵

During the 1920s, the city developed a public park (Highland Park) at the east side of the neighborhood and constructed a water tower at the intersection of Snelling Avenue and Ford Avenue. In 1927, the Intercity Bridge was completed, which crossed the Mississippi to link the west side of Highland Park with the east side of Minneapolis's Hiawatha neighborhood. During the 1920s, the Randolph Avenue streetcar line was extended south down Cleveland Avenue and west along Ford Parkway; by 1933, it crossed the new bridge to Minneapolis. Industrial development in the neighborhood was limited to the large Ford Motor Company Plant.⁴⁶

⁴² Andrew Schmidt, Sara Nelson, and Marjorie Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota* (prepared for Ramsey and Hennepin Counties, 2015), 15.

⁴³ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey*, 15; Judith A. Martin and David A. Lanegran, *Where We Live: The Residential Districts of Minneapolis and Saint Paul* (Minneapolis, MN: University of Minnesota, 1983) 5; Jeffrey Hess and Paul Clifford Larson, *St. Paul's Architecture: A History* (Minneapolis, MN: University of Minnesota Press, 2006), 126; "History of St. Kate's," accessed October 28, 2021, <https://www.stkate.edu/about/history>; David Gebhard and Tom Martinson, *A Guide to the Architecture of Minnesota* (Minneapolis, MN: University of Minnesota Press, 1978), 108.

⁴⁴ Hess and Larson, *St. Paul's Architecture* 126 - 127; Carole Zellie and Garneth O. Peterson, *St. Paul Historic Context Study: Residential Real Estate Development, 1880 – 1950* (Prepared for the St. Paul Heritage Preservation Commission, 2001), 15, 20.

⁴⁵ Hess and Larson, *St. Paul's Architecture*, 127.

⁴⁶ Zellie and Peterson, *Residential Real Estate Development*, 20; "Highland Water Tower," City of St. Paul, accessed October 24, 2021, <https://www.stpaul.gov/departments/saint-paul-regional-water-services/about-sprws/highland-tower>; Robert M. Frame III, National Register nomination for the Intercity Bridge, 1989, section 8, p. 2; "Minneapolis-St. Paul Streetcar System 1933," Old Trolley Ride, accessed October 28, 2021, https://old.trolleyride.org/History/PDFs/Streetcar_colored_map.pdf; Patricia A. Murphy and Susan W. Granger, *1983 Saint Paul and Ramsey County Historic Sites Survey* (Sponsored by the Saint Paul Heritage Preservation Commission

Between 1925 and 1940, residential development of the neighborhood occurred in spurts. Primarily, new construction consisted of single-family homes in period-revival architectural styles (particularly Colonial Revival).⁴⁷ One of the notable individuals involved in this development was Den E. Lane, owner of the Highland Park Company real estate firm. According to urban geographers Judith Martin and David Lanegran, Lane “apparently was the leading developer in Saint Paul in the 1920s and 1930s. He created the Highland Park area of the city...and by his own reckoning he laid out and named 50 percent of the new streets added to [St. Paul] between the mid-teens and mid-twenties.”⁴⁸

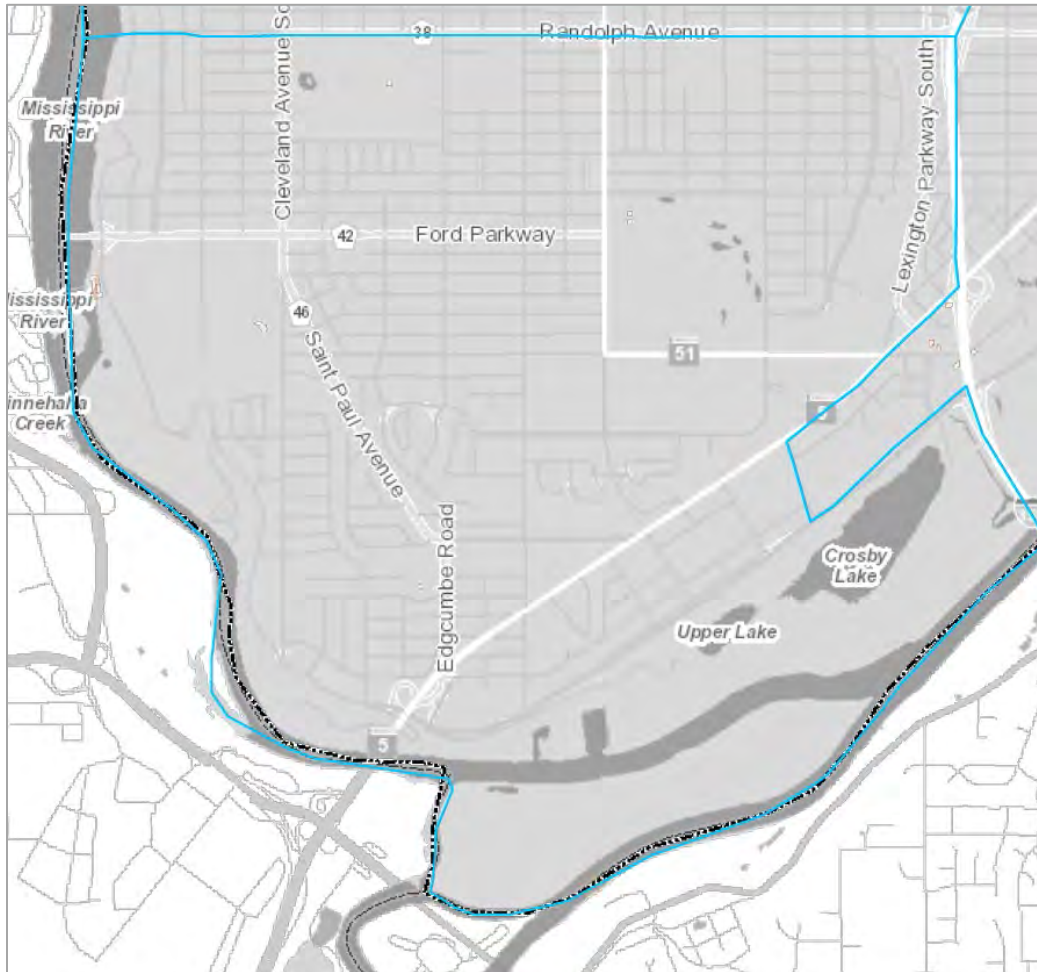


Figure 6. Highland Park neighborhood in St. Paul. Courtesy of Ramsey County.

and the Ramsey County Historical Society, 1983), 155; Gebhard and Martinson, *A Guide to the Architecture of Minnesota*, 108.

⁴⁷ Hess and Larson, *St. Paul's Architecture*, 126 – 128.

⁴⁸ Martin and Lanegran, *Where We Live*, 104.



Figure 7. Aerial photograph of the Highland Park neighborhood, 1940. Courtesy of Ramsey County.

The Great Depression slowed, but did not entirely halt, the neighborhood's growth. New homes continued to be constructed, and the Art-Deco-style Horace Mann Elementary School was built in 1931. Hidden Falls Park (1932) and the Works Progress Administration (WPA) Highland pool (1936) followed. In 1939, the Highland Village Shopping Center, one of the first (if not the first) shopping centers in the Twin Cities, was constructed at the southeast corner of Cleveland Avenue and Ford Parkway. That same year, the Highland Village Apartment complex was completed just to the west of the shopping center. A middle-class housing development with 12, three-story Colonial Revival-style buildings, Highland Village was the first such development in St. Paul to be funded with an FHA-backed mortgage.⁴⁹

Like other neighborhoods at the edges of St. Paul, Highland Park experienced a postwar residential building boom similar to that occurring in suburbs outside the city proper.⁵⁰ Martin and Lanegran note that:

At the end of the war there were still large undeveloped areas within the Twin Cities. In some cases developers had platted streets and planned to build in these areas during the late 1930s, but nothing materialized. The areas were finally developed in response to the tremendous demand for housing that characterized the postwar period in the United

⁴⁹ Murphy and Granger, *Historic Sites Survey*, 155 – 156; Millet, *Minnesota Modern*, 22; Clifford and Larson, *St Paul's Architecture*, 172.

⁵⁰ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 15; Martin and Lanegran, *Where We Live*, 5.

States. The housing shortage resulted from the lack of housing starts during the Depression and World War 11. Returning servicemen, seeking their piece of the American dream – a wife, children, and a single-family house in an attractive and peaceful neighborhood – heightened the demand for housing. A double boom was the result, one in babies, the other in home mortgages.⁵¹

Because most jobs in the immediate postwar era were still in the central cities, and because the freeway system that would facilitate commuting was not yet developed, open areas within the boundaries of St. Paul were the first to be built out following the war.⁵² This was the case in Highland Park, where over 50% of the housing in existence by 1983 was constructed between 1940 and 1959.⁵³

In the Twin Cities, postwar housing construction included tract houses, custom-built houses, and high-style, architect-designed modernist houses. The most familiar of these, the tract house, was characterized by its small size and plain design. The tiny size of these houses was encouraged by the policies of the Federal Housing Administration (FHA) who backed mortgages for postwar home buyers. In the Twin Cities, most tract houses were designed as one-and-a-half story, Cape Cod-style or one-story, Ranch-style houses. By the late 1950s, larger, three and four-bedroom, Ranch-style houses were being constructed; by the late 1960s, two-story houses, split levels, and other variations were provided.⁵⁴ In Highland Park, a good example of middle-class housing can be seen in the area by the Ford Plant along St. Paul Avenue.⁵⁵

For wealthier Twin Cities residents, larger, custom-built houses, in traditional styles such as Colonial Revival and French Provincial, were another postwar housing option. Others chose architect-designed modernist houses that incorporated new design trends: glass walls, open floor plans, new building materials like aluminum and plastic, and flat or low-slung roofs. Most of these were designed by local architects.⁵⁶ In contrast to large tract housing developments, which tended to be located in flat open areas, pricier custom homes were constructed in more scenic areas.⁵⁷ According to Minnesota architectural historian Larry Millet, the Highland neighborhood has many notable examples of such homes. Examples include the Donald and Hilda Haarstick House at 1316 Bohland Place (designed by architect and owner Donald Haarstick in 1955) and the George and Annirene Buck House at 2168 Lower St. Dennis Road (designed by architect James Speckmann in 1956). According to Millet, one of Minnesota's best collections of high-style Ranch houses is located on the bluffs above West 7th Steet, where large lots along Upper and Lower St. Dennis Roads and segments of Edgumbe Road lent themselves to the construction of these larger homes.⁵⁸

⁵¹ Martin and Langeran, *Where We Live*, 125.

⁵² Martin and Lanegran, *Where We Live*, 128.

⁵³ Rebecca Lou Smith, "Postwar Housing in National and Local Perspective: A Twin Cities Case Study," University of Minnesota Center for Urban and Regional Affairs Publication No. 78-4 (Minneapolis, MN: University of Minnesota Center for Urban and Regional Affairs, 1978), 18.

⁵⁴ Millet, *Minnesota Modern*, 278.

⁵⁵ Martin and Lanegran, *Where We Live*, 130, 137.

⁵⁶ Millet, *Minnesota Modern*, 283, 318.

⁵⁷ Millet, *Minnesota Modern*, 284.

⁵⁸ Millet, *Minnesota Modern*, 147 – 150, 194 – 203, 310, 318, 324.



Figure 8. Aerial photograph of Highland Park, 1957. Courtesy of the John R. Borchert Map Library, University of Minnesota.



Figure 9. Aerial view of the Highland Park area. St Paul Pioneer-Dispatch, 1963. Courtesy of the Minnesota Historical Society.

As residents increased, so did the number of Highland Park schools. Schools built during the postwar era included the Miesian-style Highland Park Junior High School (1957), the Highland Park Elementary School, and the Highland Park High School (1963).⁵⁹ By the mid-1960s, Highland Park and the adjacent Macalester-Grove and Hiawatha neighborhoods also had at least two dozen churches and synagogues.⁶⁰

During the 1960s and 1970s, the interests of Twin Cities developers, builders, and homeowners shifted to other types of housing beyond the single-family home, leading to the construction of apartments, townhouses, and planned-unit developments.⁶¹ In Highland Park, apartment complexes were constructed along West Seventh Street beginning in the 1960s. Condominiums were also constructed along Shepherd Road. By 1977, 28% of the neighborhood's housing was multi-family housing.⁶²

Like other areas on the fringes of St. Paul that developed during the postwar era, residents of the Highland Park neighborhood were primarily middle or upper class. In 1977, the average family income was \$14,597, about 13% more than the average national median family income of \$13,570.⁶³ The neighborhood's demographic statistics were also marked by a high number of Jewish residents, who moved into the neighborhood during the 1960s as a result of racist, anti-Semitic covenants that restricted them from other Twin Cities suburbs.⁶⁴

Postwar development in Highland Park also included commercial facilities built to accommodate the growing number of residents. According to Martin and Lanegran, commercial development in “suburban-in-city” areas like Highland Park typically took the form of “auto-oriented commercial strips.”⁶⁵ Buildings – most one-story concrete block structures with highly visible signage – were set back from the street to accommodate front parking lots, reflecting a common form for midcentury commercial architecture.⁶⁶ Millet elaborates on the designs of these midcentury commercial buildings, noting that

⁵⁹ *St. Paul's Architecture*, 186 – 190; “St. Paul Board Studies School Attendance Plan,” *Minneapolis Star*, May 23, 1963.

⁶⁰ Ronald Bacigalupo and E. J. Haas, *The Annual “Villager” Business Directory and Community Affairs Almanac*, 1966 – 1967, Minnesota Historical Society Archives, St. Paul, Minnesota.

⁶¹ Millet, *Minnesota Modern*, 296.

⁶² Murphy and Granger, *Historic Sites Survey*, 157; Martin and Lanegran, *Where We Live*, 130, 137; Adams and Von Drasek, *Minneapolis-St. Paul*, 184; St. Paul City Planning Department, “District 15 Data Inventory,” staff working paper 77-250-SWP, January 1977, p. 7. See the historic context “Apartment Buildings in St. Paul” in Andrew J. Schmidt, *Architecture-History Studies for the Allianz Field Development Project, St. Paul, Ramsey County, Minnesota* (November 2018) for more information on multi-family housing.

⁶³ Martin and Lanegran, *Where We Live*, 132, 136; United States Department of Commerce, “Money Income up in 1977 of Households in the United States,” Current Population Reports, P-60, No. 117 (U.S. Government Printing Office: Washington, D.C., 1978), 1, <https://www2.census.gov/library/publications/1978/demographics/p60-117.pdf>; St. Paul City Planning Department, “District 15 Data Inventory,” staff working paper 77-250-SWP, January 1977, p. 10.

⁶⁴ Martin and Lanegran, *Where We Live*, 105, 137.

⁶⁵ Martin and Lanegran, *Where We Live*, 130.

⁶⁶ Martin and Lanegran, *Where We Live*, 130.

“Midcentury architects and builders...produced thousands of small, freestanding commercial buildings for retail, office or restaurant use. Often consisting of only one story, these buildings were usually simple rectangular volumes constructed of concrete block, with brick facades sporting large plate-glass windows.”⁶⁷ In addition to individual commercial buildings, “suburban-in-city” neighborhoods like Highland Park also featured small shopping centers holding an average of six to ten offices or stores.⁶⁸ Most had a utilitarian design and were “more like the old commercial blocks of the early twentieth century than the luxurious malls of the suburbs.”⁶⁹ Because the wealthy and mobile residents of neighborhoods like Highland Park could afford to drive to other locations to patronize specialty stores, most commercial establishments in these neighborhoods focused on providing convenience goods.⁷⁰

Though these new forms of retail were clearly a response to St. Paul residents’ increasing automobile use, the locations of commercial development in Highland Park reflected the legacy of the streetcar system. The Twin Cities streetcar system ceased operations in 1954, but postwar commercial development within the neighborhood appears to have been concentrated along former streetcar lines: the Randolph Avenue-Cleveland Avenue-Snelling Avenue-Ford Parkway line and the West 7th Street line along the southeast side of the neighborhood. According to historians Carole Zellie and Garneth Peterson, in “newer, automobile-oriented, higher income areas such as Highland and Macalester-Groveland, almost all stores [in the immediate postwar era] were confined to a few high-volume streetcar corners.”⁷¹ This is reflected in aerial photographs of Highland Park taken in the 1960s, which show the clearest concentration of commercial development at the intersection of Cleveland Avenue South and Ford Parkway and smaller amounts of non-residential development along Snelling Avenue, Randolph Avenue and West Seventh Street (Figures 8-9).⁷² Even as late as 1977, nearly all of the land in the neighborhood zoned for commercial use was located at the Ford-Cleveland intersection, near the intersection of Snelling and Randolph Avenues, and along West 7th Street.⁷³

⁶⁷ Millet, *Minnesota Modern*, 89.

⁶⁸ Martin and Lanegran, *Where We Live*, 130.

⁶⁹ Martin and Lanegran, *Where We Live*, 130.

⁷⁰ Martin and Lanegran, *Where We Live*, 130.

⁷¹ 1960 and 1964 aerial photographs, Minnesota Historic Aerial Photographs Online, John R. Borchert Map Library, <https://apps.lib.umn.edu/mhapo>; Carole Zellie and Garneth O. Peterson, *St. Paul Historic Context Study: Neighborhood Commercial Centers: 1874 – 1950* (Prepared for the St. Paul Heritage Preservation Commission and the Ramsey County Historical Society, 2001), 14; John Diers, “The Force That Shaped Neighborhoods,” *Ramsey County History* 40, no. 1 (Spring 2005), 4 – 18.

⁷² 1960 and 1964 aerial photographs, Minnesota Historic Aerial Photographs Online, John R. Borchert Map Library, <https://apps.lib.umn.edu/mhapo>; Carole Zellie and Garneth O. Peterson, *St. Paul Historic Context Study: Neighborhood Commercial Centers: 1874 – 1950* (Prepared for the St. Paul Heritage Preservation Commission and the Ramsey County Historical Society, 2001), 14; John Diers, “The Force That Shaped Neighborhoods,” *Ramsey County History* 40, no. 1 (Spring 2005), 4 – 18.

⁷³ St. Paul City Planning Department, “District 15 Data Inventory,” 15 – 16.



Figure 10. Aerial photograph of commercial development along Ford Parkway, 1960. Courtesy of the John R. Borchert Map Library, University of Minnesota.

During the postwar era, commercial opportunities at the Ford-Cleveland intersection were expanded beyond the original Highland Village Shopping Center to the west, east and north, including small shopping centers at the northeast (1952) and northwest corners (1949) of the intersection, a Powers Department store (1960) at the southwest corner, and commercial development along the north side of Ford Parkway west to the Mississippi River (Figure 10). On the opposite side of the Highland Park neighborhood, the Sibley Plaza Shopping Center on West 7th Street was constructed in 1955.⁷⁴ Shepherd Road, which was constructed along the Mississippi River in 1966, became the neighborhood's primary location for new industrial development, though the Ford Plant also continued to operate.⁷⁵

By the late 1960s, the Highland Park neighborhood had dozens of businesses offering its residents a variety of convenience products and services. The 1966-1967 edition of "The Villager," a local business directory for Highland Park and portions of adjacent neighborhoods, indicates that Highland Park had at least one business in the following categories:

- Bakeries
- Banks
- Barbers
- Beauty salons
- Coin/stamp stores
- Cleaning (self-service)
- Druggists
- Delicatessens

⁷⁴ Murphy and Granger, *Historic Sites Survey*, 157; 1945 and 1957 aerial photographs, Minnesota Historic Aerial Photographs Online, John R. Borchert Map Library, <https://apps.lib.umn.edu/mhapo>; St. Paul City Planning Department, "District 15 Data Inventory," p. 16 - 17; St. Paul Chamber of Commerce, *Survey of Shopping Centers*, 19 - 21, 33, 37; Ramsey County Property Info, <https://maps.co.ramsey.mn.us/MapRamsey/>.

⁷⁵ Murphy and Granger, *Historic Sites Survey*, 157; "St. Paul Ford Plant's Closing Ends an Era for the City," *St. Paul Pioneer Press*, December 16, 2011, <https://www.twincities.com/2011/12/16/st-paul-ford-plants-closing-ends-an-era-for-the-city/>.

- Funeral services
- Gift stores
- Ice cream shops
- Interior decorators
- Insurance services
- Jewelry sales and repair services
- Liquor stores
- Men's and boy's apparel stores
- Real estate services
- Remodeling services
- Restaurants
- Shoes
- Service stations
- Theaters
- Variety stores
- Women's apparel stores⁷⁶

⁷⁶ Ronald Bacigalupo and E. J. Haas, *The Annual "Villager" Business Directory and Community Affairs*

Almanac, 1966 – 1967, Minnesota Historical Society Archives, St. Paul, Minnesota.

4.0 SURVEY RESULTS

Staff from 106 Group and New History conducted a reconnaissance architectural history survey of the recommended APE on October 22, 2021. Saleh Miller, M.S. served as principal investigator (see Appendix A for a list of Project personnel).

During the reconnaissance architectural history survey, 106 Group and New History identified 13 properties that have not previously been evaluated. No properties are recommended for further intensive survey due to a lack of historical significance and/or a loss of historical integrity (Figure 11; Table 4). Five properties within the recommended architectural history APE are less than 45 years of age, and therefore, do not meet the criteria for survey (Table 5).

Table 4. Properties Not Recommended for Intensive Survey

Inventory No.	Property Name	Address	Build Date	Thumbnail
RA-SPC-11312	David Rosen Liquor Store / Liquor Village	2289 Ford Parkway	1963	
RA-SPC-11313	Apartment Building	751 Mount Curve Boulevard	c. 1960	
RA-SPC-11314	Poppin Pie Shop / Bakers Square	2239 Ford Parkway	1972	
RA-SPC-11315	Mount Curve Apartments	760 Mount Curve Boulevard	1925	



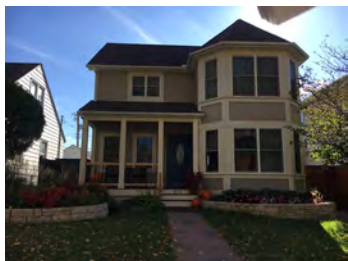
Inventory No.	Property Name	Address	Build Date	Thumbnail
RA-SPC-11316	Apartment Building	2236 Pinehurst Avenue	c. 1957	
RA-SPC-11317	Alfred R. Lee House and Garage	2232 Pinehurst Avenue	c. 1955	
RA-SPC-11318	Paul F. Droher House and Garage	2226 Pinehurst Avenue	c. 1955	
RA-SPC-11319	James W. Dolan House and Garage	2208 Pinehurst Avenue	1946	
RA-SPC-11320	Harold Spievak House and Garage	2204 Pinehurst Avenue	1946	
RA-SPC-11321	McGee-White Corporation Wholesale Auto Equipment / Haskell's	2221 Ford Parkway	1926	

Inventory No.	Property Name	Address	Build Date	Thumbnail
RA-SPC-11322	United Auto Workers Local 879 Hall / Erik's	2191 Ford Parkway	c. 1953	
RA-SPC-11323	Ford Parkway Standard Oil Service Station / Big Tires	2185 Ford Parkway	1968	
RA-SPC-11324	Highland Village Shopping Center	2128 Ford Parkway	1975	






Table 5. Properties Not of Age in the APE

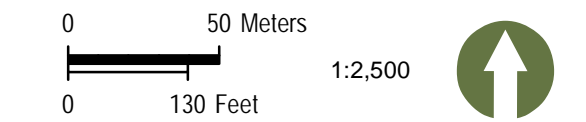
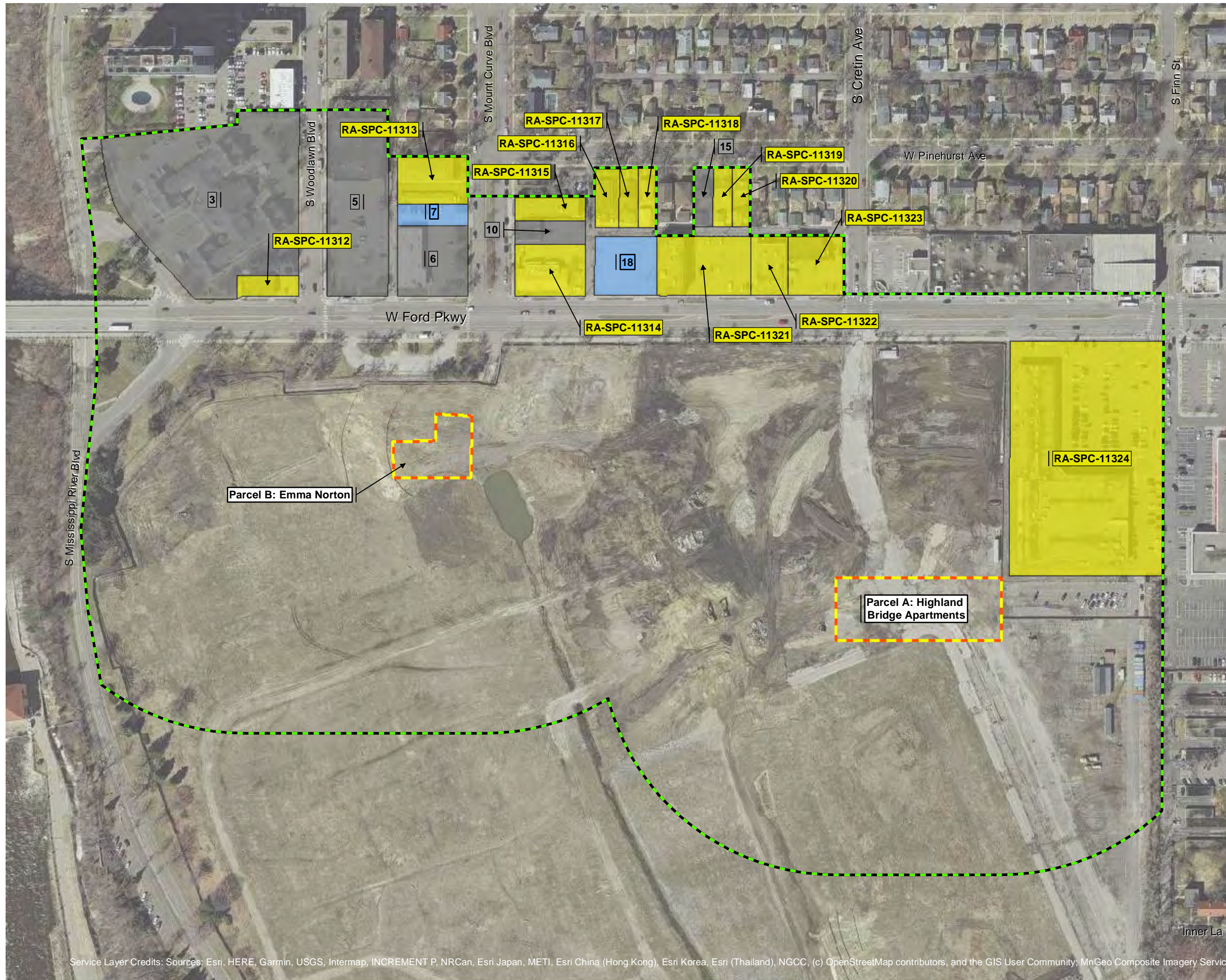
Field No.	Property Name	Address	Date ⁷⁷	Thumbnail
3	Apartment Building	750 Mississippi River Boulevard	1996	
5	Petco	2277 Ford Parkway	1996	

⁷⁷ Build dates are based on Ramsey County parcel data and historical aerial photographs.

Field No.	Property Name	Address	Date ⁷⁷	Thumbnail
6	Firestone	2269 Ford Parkway	1989	
10	Office Building	770 Mount Curve Boulevard	1977	
15	House	2212 Pinehurst Avenue	2006	

**Ford Site Redevelopment Project
Reconnaissance Architectural
History Survey and Assessment of
Effects Study**
St. Paul, Ramsey County, Minnesota

-  Project Area
-  Recommended APE
-  No Intensive Survey Recommended
-  Not of Age (identified by field number)
-  Vacant Lot (identified by field number)



Results

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; MnGeo Composite Imagery Service

Figure 11

5.0 ASSESSMENT OF EFFECTS

To aid in the assessment of effects study, field notes and digital photographs were taken on October 18, 2021. The purpose of the fieldwork was to assess the viewsheds from any known historic properties towards the proposed Project. This analysis includes the following potential effects: physical, visual, noise, vibration, parking, and traffic.

5.1 Intercity Bridge (RA-SPC-01293)

NRHP Status

The Intercity Bridge / Ford Bridge (Bridge No. 3575) carries Ford Parkway over the Mississippi River between St. Paul and Minneapolis. The bridge was listed in the NRHP in 1989 under Criterion C. The bridge has statewide significance as a representative example of St. Paul bridge engineer Martin Sigvart Grytbak's work and as one of the largest reinforced-concrete arch bridges built in Minnesota. The period of significance is the year in which the bridge was built, 1927.⁷⁸

Effects

No proposed components of the Project are located within the historic property boundary of the Intercity Bridge; therefore, there will be no direct physical effects (see Figure 1).

There will be visual effects on the Intercity Bridge as the view towards the Project from the bridge, would be unobstructed (Figures 12-13). However, these visual effects will be minimal because of the distance between the historic property and the Project, and the ongoing redevelopment of the Ford Site that is bringing back development to the currently vacant site. During the Intercity Bridge's period of significance (1927), the Ford Site was occupied by the Ford Motor Company Twin Cities Assembly Plant. Overall, the visual effects from development of both parcels will be minimal because the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Although the new buildings' construction will slightly change the Intercity Bridge's setting, it will not adversely affect this historic property's integrity of setting.

During construction there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary. Therefore, any noise and vibration associated with the construction of the Project will not affect the historic property's integrity of location, design, materials, workmanship, or association.

During construction there is also the potential for temporary impacts to parking and traffic patterns. Any changes to parking and traffic patterns during construction would be limited in duration and temporary. Therefore, any changes to parking and traffic patterns associated with the construction of the Project will not affect the historic property's integrity of location, design, materials, workmanship, or association.

⁷⁸ Robert M. Frame III, National Register nomination for the Intercity Bridge, 1989.

Therefore, the proposed Project will not significantly affect the Intercity Bridge's ability to convey its historical significance and will not result in an adverse effect on the historic property.



Figure 12. View towards Parcel B from east end of Intercity Bridge, Facing South

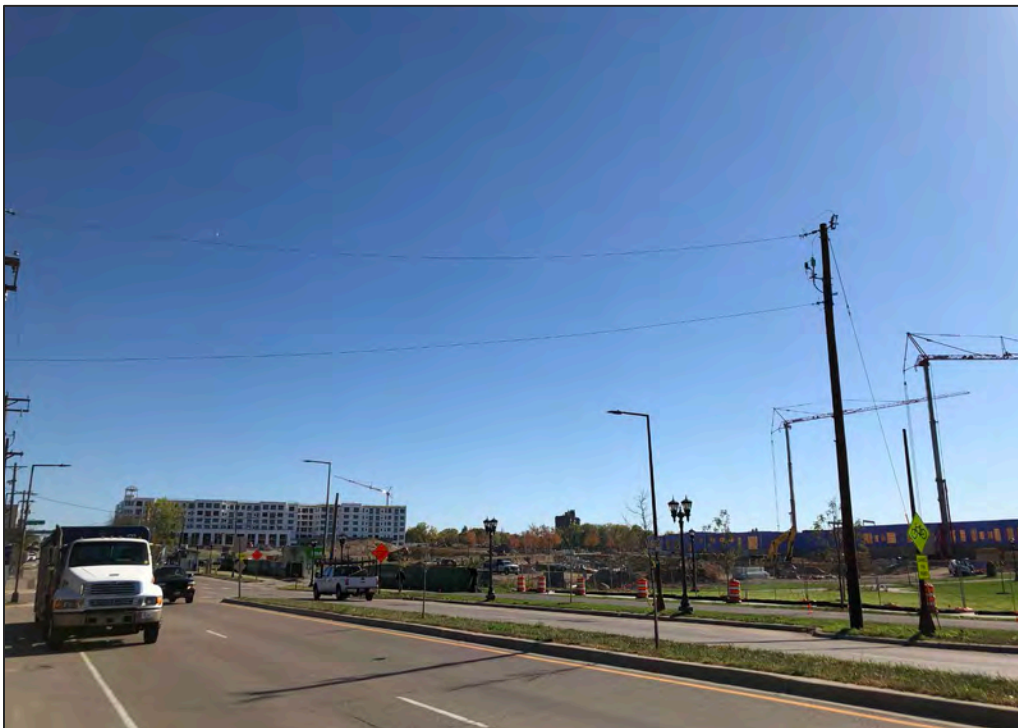


Figure 13. View towards Parcels A and B from east end of Intercity Bridge, Facing Southeast

6.0 RECOMMENDATIONS/SUMMARY

During the reconnaissance architectural history survey, 106 Group and New History documented 13 properties within the recommended architectural history APE that were 45 years of age or older and had not previously been evaluated. No properties are recommended for further intensive survey due to a lack of historical significance and/or a loss of historical integrity. The survey also identified the NRHP-listed Intercity Bridge (RA-SPC-01293) within the recommended APE. Therefore, an assessment of effects study was prepared in order to assess if the proposed Project would have an adverse effect on this historic property. Based on the findings of the effects assessment, the Project will have No Adverse Effect on the Intercity Bridge. No further architectural history work is recommended for the Project, as currently planned.

REFERENCES CITED

- Abler, Ronald, John S. Adams, and John R. Borchert. *The Twin Cities of St. Paul and Minneapolis*. Cambridge, MA: Ballinger Publishing Company, 1976.
- Adams, John S. and Barbara Von Drasek. *Minneapolis-St. Paul: People Places and Public Life*. Minneapolis, MN: University of Minnesota, 1993.
- Anderson, Lauren. “‘A New Species’: Neighborhood and Community Shopping Centers in St. Louis Park, Minnesota, 1941 – 1956,” master’s thesis. University of Wisconsin-Eau Claire, 2017.
- Bacigalupo, Ronald and E. J. Haas. *The Annual “Villager” Business Directory and Community Affairs Almanac, 1966 – 1967*, Minnesota Historical Society Archives, St. Paul, Minnesota.
- Clausen, Meredith. “Northgate Regional Shopping Center-Paradigm from the Provinces,” *Journal of the Society of Architectural Historians* 43, no. 2, May 1984.
- Diers, John. “The Force That Shaped Neighborhoods,” *Ramsey County History* 40, no. 1 (Spring 2005), 4 – 18.
- Frame, Robert M., III. National Register nomination for the Intercity Bridge/Ford Bridge (Bridge No. 3575), 1989. On file at the Minnesota State Historic Preservation Office, St. Paul, MN.
<https://www.dot.state.mn.us/historicbridges/bridge/3575/national-register.pdf>.
- Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*, Minneapolis, MN: University of Minnesota Press, 1978.
- Hanchett, Thomas W. "U.S. Tax Policy and the Shopping-Center Boom of the 1950s and 1960s," *American Historical Review* 101, no. 4, 1996.
- Hess, Jeffrey and Paul Clifford Larson. *St. Paul’s Architecture: A History*. Minneapolis, MN: University of Minnesota Press, 2006.
- “Highland Water Tower,” City of St. Paul, accessed October 24, 2021,
<https://www.stpaul.gov/departments/saint-paul-regional-water-services/about-sprws/highland-tower>.
- “History of St. Kate’s,” accessed October 28, 2021, <https://www.stkate.edu/about/history>.
- ICSC Research and CoStar Realty Information, Inc., *U.S. Shopping-Center Classification and Typical Characteristics*.

Jackson, Kenneth. "All the World's a Mall: Reflections on the Social and Economic Consequences of the American Shopping Center," *American Historical Review* 101, no. 4, October 1996.

Lewis, Roger K. "Festival Market Concept Can Showcase Waterfront," *Washington Post*, September 20, 1986, <https://www.washingtonpost.com/archive/realestate/1986/09/20/festival-market-concept-can-showcase-waterfront/cc4c9de8-b30f-4a53-99b4-398157480cf5/>.

Liebs, Chester A. *Main Street to Miracle Mile: American Roadside Architecture*. Boston, MA: Little, Brown, and Company, 1985.

Lindley, John. *Celebrate St. Paul: 150 Years of History*. Los Angeles, CA: Cherbo Publishing Group, 2003.

Longstreth, Richard. "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians* 51, no. 1, March 1992.

"Mall of America Visitor Information," Mall of America, accessed April 23, 2017, <https://www.mallofamerica.com/visit/visitor-information>

Martin, Judith A. and David A. Lanegran. *Where We Live: The Residential Districts of Minneapolis and Saint Paul*. Minneapolis, MN: University of Minnesota, 1983.

Millet, Larry. *Minnesota Modern: Architecture and Life at Midcentury*. Minneapolis, MN: University of Minnesota Press, 2015.

"Minneapolis-St. Paul Streetcar System 1933," Old Trolley Ride, accessed October 28, 2021, https://old.trolleyride.org/History/PDFs/Streetcar_colored_map.pdf.

Minnesota Historic Aerial Photographs Online, John R. Borchert Map Library, 1960 and 1964 aerial photographs, <https://apps.lib.umn.edu/mhapo>.

Minnesota State Historic Preservation Office. *Historic and Architectural Survey Manual*. St. Paul, MN: Minnesota State Historic Preservation Office, 2017.

Murphy, Patricia A. and Susan W. Granger. *1983 Saint Paul and Ramsey County Historic Sites Survey*. Sponsored by the Saint Paul Heritage Preservation Commission and the Ramsey County Historical Society, 1983.

National Park Service. Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. *Federal Register* 48(190):44716-44740, 1983.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, 1997 [1995].

“Overview,” Mall of America, accessed April 23, 2017,
<https://www.mallofamerica.com/about/moa/overview>.

Rose, Martha. “7 More Shopping Centers Planned, Glut of Facilities in 5 Years Feared,” *Minneapolis Star*, September 7, 1972.

Satterthwaite, Ann. *Going Shopping: Consumer Choices and Community Consequences*. New Haven, CT: Yale University Press, 2001.

Scharoun, Lisa. *America at the Mall: The Cultural Role of a Retail Utopia*. Jefferson, NC: McFarland & Company, 2012.

Schmidt, Andrew, Sara Nelson, and Marjorie Pearson. *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota*. Prepared for Ramsey and Hennepin Counties, 2015.

Smith, Dane. “Older Shopping Mall Glamour Fades Despite Renovations,” *Minneapolis Star*, May 29, 1979.

Smith, Rebecca Lou. “Postwar Housing in National and Local Perspective: A Twin Cities Case Study,” University of Minnesota Center for Urban and Regional Affairs Publication No. 78-4 (Minneapolis, MN: University of Minnesota Center for Urban and Regional Affairs, 1978.

St. Anthony, Neal. “Project Would Be Largest In Region,” *Minneapolis Star and Tribune*, May 7, 1986.

“St. Paul Board Studies School Attendance Plan,” *Minneapolis Star*, May 23, 1963.

St. Paul Chamber of Commerce. *Survey of Shopping Centers and Discount Department Stores in the Saint Paul Area*. St. Paul, MN: St. Paul Chamber of Commerce, 1961.

St. Paul City Planning Department. “District 15 Data Inventory,” staff working paper 77-250-SWP, January 1977.

“St. Paul Ford Plant’s Closing Ends an Era for the City,” *St. Paul Pioneer Press*, December 16, 2011,
<https://www.twincities.com/2011/12/16/st-paul-ford-plants-closing-ends-an-era-for-the-city/>.

Twin Cities Metropolitan Council. “Major Shopping Centers in the Twin Cities Metropolitan Area,” Economic Report No. 5, November 1975. On file at the Minnesota Historical Society, St. Paul, Minnesota.

United States Department of Commerce. “Money Income up in 1977 of Households in the United States,” Current Population Reports, P-60, No. 117. U.S. Government Printing Office: Washington, D.C., 1978.
<https://www2.census.gov/library/publications/1978/demographics/p60-117.pdf>.

Wascoe, Dan. “Shopping Center Update,” *Minneapolis Star Tribune*, December 10, 1990.

Zellie, Carole and Garneth O. Peterson. *St. Paul Historic Context Study: Neighborhood Commercial Centers: 1874 – 1950*. Prepared for the St. Paul Heritage Preservation Commission and the Ramsey County Historical Society, 2001.

Zellie, Carole and Garneth O. Peterson. *St. Paul Historic Context Study: Residential Real Estate Development, 1880 – 1950*. Prepared for the St. Paul Heritage Preservation Commission, 2001.

“25 Facts and Figures,” Mall of America, accessed April 23, 2017,
<https://www.mallofamerica.com/about/moa/facts>.

APPENDIX A: PROJECT PERSONNEL

LIST OF PERSONNEL

Project Manager

Regine Kennedy, M.U.E.P.

Principal Investigator

Saleh Miller, M.S.

Historian

Lauren Anderson, M.A., Director at New
History

Graphics and GIS

Molly McDonald, MGIS

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: David Rosen Liquor Store

Other Names: Liquor Village

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New Review and Compliance No.: 2019-1850

Extant: Yes Agency Proj. No.: _____

Survey Type: Reconnaissance Grant No.: _____

Location Information

Street Address: 2289 Ford Parkway

County: Ramsey City/Twp: St. Paul

If Multiple, List All Counties: _____ If Multiple, List All Cities/Townships: _____

Total Acres: 0.14

USGS 7.5 Quad Name(s): St. Paul West

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NW QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 5

Lot(s): 12

Property Identification Number (PIN): 123-172823120077

UTM Coordinates:

Datum: 1983

UTM Zone	Easting	Northing
<u>15T</u>	<u>484426</u>	<u>4973872</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____
 - Within a SEF District
Contributing Status: _____
 - Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: David Rosen Liquor Store
Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: specialty store

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: specialty store

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): Modern

Exterior Material: Brick

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes *If yes, describe in Statement of Significance on Continuation Sheet.*

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1963

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit

Architect/Builder/Engineer: Progressive Design Architects and Tilson Construction

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2289 Ford Parkway is a one-story masonry building at the northwest corner of Woodlawn Avenue and Ford Parkway. The property is located on the north side of Ford Parkway, which contains mostly commercial properties in this area of the Highland Park neighborhood. A large senior living facility is located on the adjacent parcel to the northwest. The building is located on the west half of its parcel; an associated parking lot occupies the eastern half of the parcel. The one-story building has a basically rectangular shape. It is clad with brown brick laid in stretcher bond and has an exposed, painted concrete frame. Concrete beams are cantilevered over the east and west sides of the building to support a flat roof, which consists of an exposed, painted, one-way concrete joist system with metal coping. One-sided signs are located on the east and west sides of the roof, and a blade sign is attached to the roof near the middle of the building's south elevation.

The primary entrance is located on the east side of the south elevation and consists of a glass and aluminum double door with sidelight. The south elevation also has three, wood-framed display boxes attached to the façade. The east and south elevations have can lights and spotlights attached to the façade and the roof line. A flat slab metal door is located on the west elevation, and a wood-framed enclosure is attached to the northwest corner of the building. A metal pylon sign is located at the southeast corner of the parking lot.

Integrity

The building appears to retain good integrity to the date of its construction. The property has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the removal of the building directly to the east and the construction of the senior residential center to the north sometime after 1991, as well as the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the south, but the north side of Ford Parkway still contains primarily commercial buildings, much as it did at the time of the property's construction. The property appears to retain integrity of design, materials, and workmanship, as the building's materials are consistent with those described in the original 1963 building permit, and on-site observation did not suggest significant alterations to the property's design. Additionally, aerial photographs indicate that the property's footprint has remained unchanged from its original construction.¹ The property continues to function as a liquor store, as it did historically, and maintains integrity of feeling and association.

¹ Aerial photograph, 1974, 1991, 2003, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>; aerial photographs, 1966, 1972, 1979, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; St. Paul building permit 24515, 2289 Ford Parkway, November 7, 1963, Ramsey County Historical Society.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2289 Ford Parkway was built in 1963 by owner David Rosen. Designed by Progressive Design Associates and constructed by Tilson Construction, the 61' by 41' one-story, concrete block and brick building was built for an estimated cost of \$25,000.² The property occupied the site of a 1926 gas station, which was demolished to make way for the new store building.³ The property was occupied by the David Rosen Liquor Store from its construction through at least 1975. A 2000 building permit indicates that an estimated \$14,500 of unspecified repairs were made that year. The building continues to operate as a liquor store ("Liquor Village") today.⁴

Significance

This property was evaluated under the context "Highland Park: 1925 – 1975".⁵

The property's construction date (1963) is consistent with the development of the north side of Ford Parkway as a commercial strip during the postwar era. However, no information was uncovered to suggest that the property is individually significant within the context of Highland Park's development. Furthermore, aerial photographs indicate that this block of Ford Parkway does not maintain integrity to the postwar era. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is therefore recommended as **not eligible** under Criterion B.

This property's materials and massing and the presence of an associated parking lot and highly-visible signage reflect the characteristics of postwar commercial buildings. The building's exposed concrete structure also reflects elements of Modern architecture. However, information was not uncovered to suggest that the building is an exemplary example of postwar Modern commercial architecture. Based on preliminary newspaper research and review of the University of Minnesota's Northwest Architectural Archives collections catalog, Progressive Design Associates was a St. Paul-based architectural firm who appears to have focused on designs of residential and institutional buildings, including the St. Thomas Wayfarer Chapel in Ely, Minnesota, the Methodist Girls Club in St. Paul, Minnesota, and the Church of St. John the Evangelist in Hopkins, Minnesota.⁶

² St. Paul building permit 24515, 2289 Ford Parkway, November 7, 1963, Ramsey County Historical Society.

³ St. Paul building permit 704, 2289 Ford Parkway, 1962, Ramsey County Historical Society.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 174; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 167; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 178; St. Paul building permit 20 00 147238 EXP 00 B, 2289 Ford Parkway, October 18, 2000, St. Paul Online Services.

⁵ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

⁶ Charles Whiting, "Design Awards Go to Skyway, Hopkins Church," *Minneapolis Star*, November 6, 1969; "\$415,000 Residence Hall Planned," *Minneapolis Star*, June 17, 1966; "Architect Wins Prize for Design," *Minneapolis Star*, January 21, 1963; "Courage Center," *Minneapolis Star*, December 1, 1970.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

The small commercial building at 2289 Ford Parkway does not appear to be a particularly notable example of the architectural firm's work. The contractor, Tilson Construction, does not appear to have been a well-known or notable construction company, as a search of the *Minneapolis Star* and *Minneapolis Tribune* newspapers uncovered only one reference to the company's projects (a \$500,000 nursing home in Roseville, Minnesota).⁷ Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

City of St. Paul. Building permit index: 2289 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2289 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 704, 1962.

Building permit 24515, November 7, 1963.

City of St. Paul. Permits: 2289 Ford Parkway. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 00 147238 EXP 00 B, October 18, 2000.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Minneapolis Star

"\$415,000 Residence Hall Planned," June 17, 1966.

"Architect Wins Prize for Design," January 21, 1963.

"Courage Center," December 1, 1970.

Whiting, Charles. "Design Awards Go to Skyway, Hopkins Church." November 6, 1969.

⁷ "Nursing Home to Be in Roseville, Minnesota," *Minneapolis Star*, November 12, 1965.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

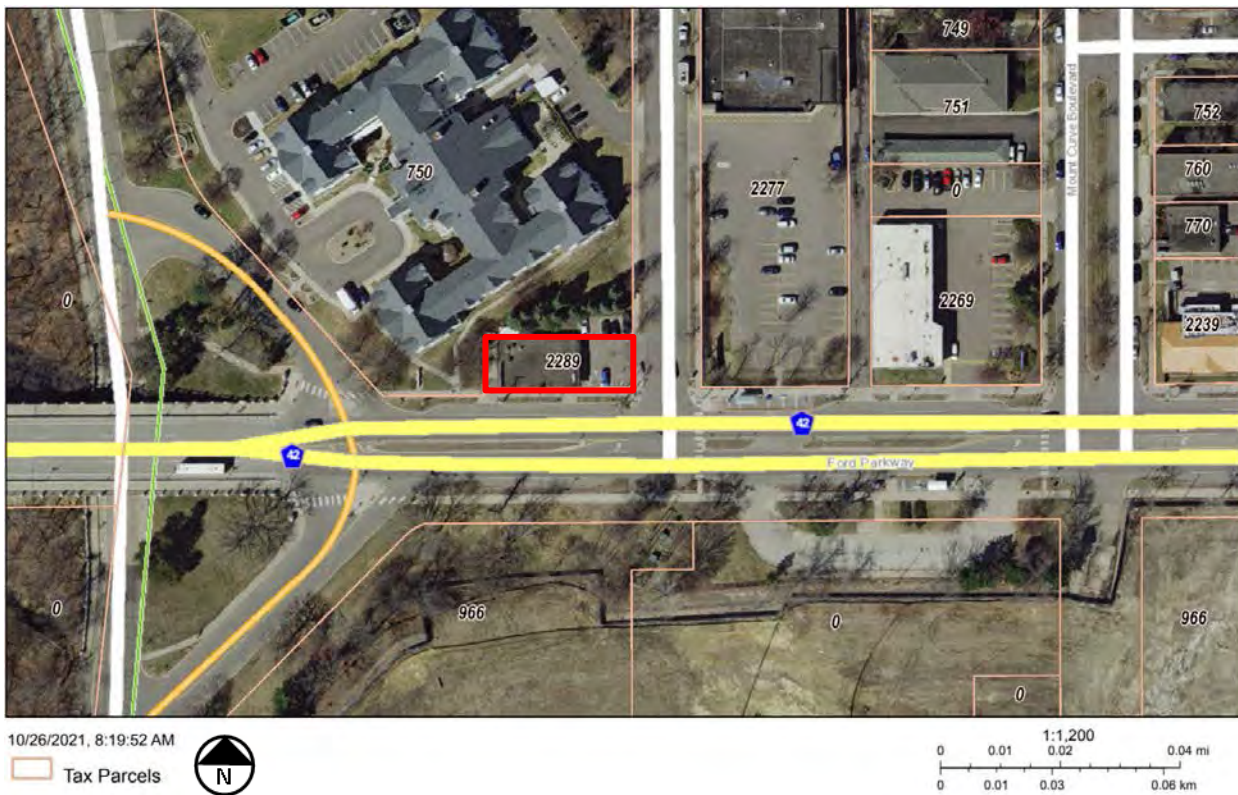
Associated MN Multiple Property Form (Name and Inventory No): _____

Nationwide Environmental Title Research. Aerial photographs, 1966, 1972, and 1979. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Ramsey County. Aerial photograph, 1974. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1965, 1970, and 1975.

Maps



Aerial view of RA-SPC-11312, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11312, October 2021, west and south elevations, looking northeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11312, October 2021, east and south elevations, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: David Rosen Liquor Store

Inventory No.: RA-SPC-11312

Associated MN Multiple Property Form (Name and Inventory No): _____



Pylon sign at the parking lot of RA-SPC-11312, October 2021, looking east.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Apartment Building

Other Names: _____

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 751 Mount Curve Boulevard

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.34

UTM Coordinates:

Datum: 1983

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484531</u>	<u>4973940</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NW QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 4

Lot(s): 7, 8

Property Identification Number (PIN): 123-172823120057

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Colonial revival

Architectural Style (if other): _____

Exterior Material: Brick

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events.

Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons.

Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics.

Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory.

Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: c. 1960

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Aerial photographs; city directory

Architect/Builder/Engineer: Unknown

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

- Eligible for the National Register
 Not Eligible for the National Register
 More Information Needed for Evaluation

- Eligible for Local Designation
 Not Eligible for Local Designation
 More Information Needed for Local Designation

Recommended District Evaluation:

- Within a National Register-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

- Within a Locally-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Historic District Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Contributing/Noncontributing Status Recommendation

- Concur Does Not Concur More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

751 Mount Curve Boulevard is a two and one-half-story apartment building located just north of the intersection of Mount Curve Boulevard and Ford Parkway. The property is located in the 723 – 751 block of Mount Curve Boulevard, at the south edge of a residential neighborhood primarily composed of single-family houses. The parcel is bordered by an alley to the west, Mount Curve Boulevard to the east, a vacant parcel to the north, and a parking lot associated with a commercial building to the south. The apartment building is located on the north half of the parcel; the south half contains a one-story carport. The primary vehicular entrance to the property is located at the east side of the parcel along Mount Curve Boulevard and is flanked by brick planters with short light posts. The secondary vehicular entrance at the east side of the parcel provides access from the alley, which is at a lower grade than the parcel. Landscaping includes a concrete block retaining wall and shrubs at the southwest corner of the apartment building and a small grass lawn to the east of the building along Mount Curve Boulevard.

The apartment building is a two and one-half-story building with a basically rectangular massing and a hipped, asphalt-shingled roof with overhanging eaves. The building’s lower level is raised partially above grade. The building is clad in light-colored brick laid in running bond, with vinyl or metal sliding and casement windows spaced at regular intervals at the lower, first, and second levels. At the east, west, and south elevations, bands of concrete encircle groups of windows at each level. Air conditioning units are set into the façade at the north and south elevations; wall-mounted light fixtures are attached to the east and west elevations.

At the north and south elevations, the façade has three visual bays, with a central bay that is set back from the east and west bays. At the south elevation, the central bay contains the building’s two primary entrances. Each consists of a single glass and aluminum door and side light set on a concrete stoop, and covered by flat-roofed overhang supported by a concrete column. Stacked casement and sliding windows are located above each entrance. At the north elevation, the central bay has two brick chimneys with stepped brick bases.

The wood-framed carport on the south side of the parcel has an asphalt-shingled, hipped roof. The carport is open on its east and north elevations. Opaque casement windows are set in the south wall; the west wall is clad with wood siding.

Integrity

The property appears to retain good integrity to the date of its construction. The building has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the replacement of the building immediately to the south sometime between 1985 and 1991 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) farther to the south beyond Ford Parkway, but the property retains its general historic setting with a residential neighborhood to the north and a commercial strip along Ford Parkway

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

to the south.¹ Aerial photographs and on-site observation suggests that the property retains good integrity of materials, workmanship, and design. The property continues to function as an apartment building, as it did historically, and maintains integrity of feeling and association.

Statement of Significance

Property History

751 Mount Curve Boulevard was constructed in c. 1960. The property’s original building permit has not been preserved, but aerial photographs and city directories indicate that the building was constructed between 1957 and 1960.² The carport was likely constructed by 1966.³ City directories from 1961 until the mid-1970s indicate that the building held nine apartments.⁴ Today, the building has 15 apartments.⁵

Significance

This property was evaluated under the context “Apartment Buildings in St. Paul” and “Highland Park: 1925 – 1975”.⁶

The property’s construction date (c. 1960) is consistent with the shift in patterns of residential construction from single family homes to apartment buildings in St. Paul, which was evident by the mid-1950s.⁷ However, no information was uncovered to suggest that this building was particularly representative of postwar apartment housing development as compared to other apartment buildings in this neighborhood or the city of St. Paul. Therefore, 751 Mount Curve Boulevard does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is therefore recommended as **not eligible** under Criterion B.

¹ Aerial photographs, 1985 and 1991, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

² Aerial photograph, 1957, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; Aerial photograph, 1960, John. R. Borchert Map Library, Minnesota Historic Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>.

³ Aerial photograph, 1966, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 389; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 336; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 329; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 357.

⁵ St. Paul building permit 20 18 1174797, 751 Mount Curve Boulevard, October 26, 2018, St. Paul Online Services.

⁶ Andrew Schmidt, Sara Nelson, and Marjorie Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota* (prepared for Ramsey and Hennepin Counties, 2015), 16 – 24; Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at 106 Group, St. Paul, Minnesota.

⁷ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 21.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

This property appears to be an example of a Midwestern, three-story, brick “walk-up” apartment. According to the historic context study “Apartment Buildings in St. Paul,” “it is expected that the walk up was the most common apartment type in St. Paul from World War I into the 1950s.” Postwar walk-ups “tended to be similar to the pre-World War II walk-ups but with Modernist influence and often minimal ornamentation.” The context study notes that “the apartment buildings...on Ford Parkway west of Snelling Avenue are examples of this type.”⁸ Google Streetview indicates that there are about fifteen of these apartment buildings within Highland Park along Ford Parkway alone. No information was uncovered to suggest that 751 Mount Curve is a particularly noteworthy example of this type of apartment building. The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory, therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

City of St. Paul. Permits: 751 Mount Curve Boulevard. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 18 1174797, October 26, 2018.

John R. Borchert Map Library. Aerial photograph, 1960. Minnesota Historical Aerial Photographs Online. <https://apps.lib.umn.edu/mhapo/>.

Nationwide Environmental Title Research. Aerial photographs, 1957, 1966, 1980, 1991. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Ramsey County. Aerial photograph, 1985, 1991, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1961, 1965, 1970, and 1975.

⁸ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 24.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

Schmidt, Andrew, Sara Nelson, and Marjorie Pearson. *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota*. Prepared for Ramsey and Hennepin Counties, 2015.

Maps



Ramsey County
Ramsey County MN

Aerial view of RA-SPC-11313, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11313, October 2021, south and east elevations, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11313, October 2021, south and west elevations, looking northeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11313, October 2021, north and west elevations, looking southeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11313

Associated MN Multiple Property Form (Name and Inventory No): _____



Carport at RA-SPC-11313, October 2021, west and north elevations, looking southeast.

Minnesota Individual Property Inventory Form



Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Poppin Pie Shop

Other Names: Baker's Square

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2239 Ford Parkway

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.38

UTM Coordinates:

Datum: 1983

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484604</u>	<u>4973874</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 17, 18

Property Identification Number (PIN): 123-172823120044

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Poppin Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: restaurant

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: restaurant

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): 1970 environmental

Exterior Material: Stone

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1972

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit

Architect/Builder/Engineer: Schneider Associates, Magney Construction

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: Poppin Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

- Eligible for the National Register
 Not Eligible for the National Register
 More Information Needed for Evaluation

- Eligible for Local Designation
 Not Eligible for Local Designation
 More Information Needed for Local Designation

Recommended District Evaluation:

- Within a National Register-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

- Within a Locally-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Historic District Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Contributing/Noncontributing Status Recommendation

- Concur Does Not Concur More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2239 Ford Parkway is a one-story masonry building at the northeast corner of Mount Curve Boulevard and Ford Parkway. The building is located on the north side of Ford Parkway, which contains mostly commercial properties in this area of the Highland Park neighborhood. The property is bounded by Mount Curve Boulevard to the west, Ford Parkway to the south, a commercial building to the north, and an alley to the east. An associated parking lot is located to the north and east of the building on the same parcel. The site grade is sloped, with the grade rising to the north and east. The building is bordered by grass lawn and small-scale landscaping on its east, west, and south elevations, including a concrete retaining wall at its west and south elevations. A concrete ramp is located at the west elevation, and a metal monument sign is located at the southwest corner.

The one-story building has a basically rectangular shape. It is clad with stone veneer, painted brick, and stucco and has exposed, painted wood beams and pilasters. The building has a hipped metal roof with wood and metal cornices and hipped gables at the east, west, and south elevations; the east and west gables have exposed rafter ends at overhanging eaves. Fixed, single-pane windows are located on the west, south, and east elevations. The primary entrance at the southeast corner consists of an entrance vestibule with full-height glazing and a modern aluminum and glass door accessed via a set of concrete steps with metal handrails. A flush metal door is located at the ramp on the west elevation. A one-story, flat-roofed stucco addition with metal coping and two small bump-outs (possibly walk-in coolers) is located at the north elevation. A wood-slat fence located at the northwest corner screens a small concrete loading dock and rear entrance.

Integrity

The building does not retain integrity to the date of its construction. The property has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the replacement of the building to the west sometime between 1985 and 1991 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the south, but the north side of Ford Parkway still contains primarily commercial buildings, much as it did at the time of the property's construction. The property continues to function as a restaurant, as it did historically, allowing it to communicate integrity of feeling and association. However, the property's integrity of materials, workmanship, and design has been compromised by the 1977 rear addition, the modern stone veneer/cladding, and the gable and primary entrance vestibule on the south elevation, which were added sometime after 1991.¹

¹ Aerial photographs, 1985, 1991, 2003, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2239 Ford Parkway (historically addressed at 2253 Ford Parkway) was constructed in 1972 by owner The Pillsbury Company. Designed by Schneider Associates and built by Magney Construction, the 81' by 47' one-story building was constructed at an estimated cost of \$100,000.² The building was constructed on a mostly vacant lot that held only a parking lot and a garage built in 1930; the garage was demolished the same year that the new building was constructed.³ The 1975 city directory suggests that 2239 Ford Parkway was originally occupied by the Poppin' Pie Shop.⁴ In 1977, an addition constructed by Kraus Anderson costing approximately \$30,000 was added to the rear (north) side of the building.⁵ The building's primary entrance vestibule was constructed sometime between 1991 and 2003. Another small addition (one of the two "bump-outs" on the north elevation of the 1977 addition) was constructed in 2002 for an estimated cost of approximately \$77,000.⁶ A permit for an estimated \$31,500 of unspecified remodeling was filed in 2012, and permit for an estimated \$40,600 of unspecified repair work was filed in 2018.⁷ Today, the property is occupied by Baker's Square restaurant.

Significance

This property was evaluated under the context "Highland Park: 1925 – 1975".⁸

The property's construction date (1972) is consistent with the development of the north side of Ford Parkway as a commercial strip during the postwar era. However, no information was uncovered to suggest that the property is individually significant within the context of Highland Park's development. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is therefore recommended as **not eligible** under Criterion B.

² St. Paul building permit 144950, 2253 Ford Parkway, August 21, 1972, Ramsey County Historical Society.

³ St. Paul building permit 40965, 2253 Ford Parkway, April 18, 1930 and St. Paul building permit 145665, 2253 Ford Parkway, August, 29, 1972, Ramsey County Historical Society; Aerial photograph, 1966, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 178.

⁵ St. Paul building permit 30910, 2253 Ford Parkway, May 18, 1977, Ramsey County Historical Society.

⁶ St. Paul building permit 20 02 136076 ADD 00 B, 2239 Ford Parkway, August 19, 2002, City of St. Paul Online Services; Aerial photographs, 1991 and 2003, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

⁷ St. Paul building permit 20 18 050347 RPR 00 B, 2239 Ford Parkway, April 9, 2018 and St. Paul building permit 20 12 098547 REM 00 B, 2239 Ford Parkway, September 17, 2012, City of St. Paul Online Services.

⁸ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

This property displays some characteristics of 1970s “environmental-look” architecture, and the presence of an associated parking lot reflects a common characteristic of postwar commercial buildings.⁹ However, the building is not an exemplary example of a building type or architectural style and does not retain integrity. The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance and a loss of integrity.

Bibliography

City of St. Paul. Building permit index: 2253 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2253 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 144950, August 21, 1972.

Building permit 40965, April 18, 1930.

Building permit 145665, August, 29, 1972.

City of St. Paul. Permits: 2253 Ford Parkway. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 02 136076 ADD 00 B, August 19, 2002.

Building permit 20 12 098547 REM 00 B, September 17, 2012.

Building permit 20 18 050347 RPR 00 B, April 9, 2018.

Nationwide Environmental Title Research. Aerial photograph, 1966. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

⁹ Chester Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Baltimore, MD: John Hopkins University Press, 1995), 67; Miller and Anderson, *2021 Survey and Assessment of Effects Study for the Ford Site Redevelopment*, 22.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Ramsey County. Aerial photographs, 1974, 1985, 1991, 2003, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1975.

Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture*. Baltimore, MD: John Hopkins University Press, 1995.

Maps



Ramsey County
Ramsey County MN

Aerial view of RA-SPC-11314, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11314, October 2021, south elevation, looking north.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11314, October 2021, west elevation, looking east.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Poppin Fresh Pie Shop

Inventory No.: RA-SPC-11314

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11314, October 2021, east elevation, looking west.

Minnesota Individual Property Inventory Form



Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Mount Curve Apartments

Other Names: _____

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 760 Mount Curve Boulevard

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.17

UTM Coordinates:

Datum: 1984

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484607</u>	<u>4973921</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 15

Property Identification Number (PIN): 123-172823120042

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Mount Curve Apartments
Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Classical Revival

Architectural Style (if other): _____

Exterior Material: Brick

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1925

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit

Architect/Builder/Engineer: Gangley Brothers Co. (contractor

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

760 Mount Curve Boulevard is a four-story apartment building located in the 752 - 770 block of Mount Curve Boulevard, at the south edge of a residential neighborhood primarily composed of single-family houses. The property is bordered by an alley to the east, Mount Curve Boulevard to the west, a small apartment building to the north, and a small commercial building to the south. The grade of the site is sloped, sloping upward towards the east; consequently, the ground level of the building is below-grade at the east (alley) elevation. Steps at the building's southeast and northeast corners provided access to the alley.

The four-story brick apartment building has a basically rectangular massing and a flat roof with what appears to be a clay tile parapet. Punched window openings with single and paired hung windows are spaced evenly across all elevations. Window openings have brick headers and sills with soldier and rowlock coursing. Modern storm windows have been installed at each opening, obscuring the materials of the windows beneath. Near the southeast corner, one window opening at the second level has been infilled with wood shingles.

At the primary west elevation, bricks are laid diagonally to form decorative coursing beneath window openings, which have non-historic fabric canopies. The primary entrance is located at the ground level at the center of this elevation. It consists of a modern aluminum and glass door with sidelights. The door is flanked by two brick pilasters supporting a painted stone or concrete entablature with carved wood sign reading "760 Mount Curve Apartments." A large arched opening above the entrance features two stacked pairs of hung windows beneath an arched, multi-light transom. The brick arch of the opening has a stone or concrete keystone. Secondary entrances, all consisting of single flush doors, are located at the north and east elevations.

Integrity

The property appears to retain good integrity to the date of its construction. The building has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the replacement of the building immediately to the south in 1977 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) furth to the south (beyond Ford Parkway), but the property retains its general historic setting with a residential neighborhood to the north and a commercial strip along Ford Parkway to the south.¹ Though non-historic storm windows have been installed and doors replaced, aerial photographs and on-site observation suggests that the property retains good integrity of materials, workmanship, and design. The property continues to function as an apartment building, as it did historically, and maintains integrity of feeling and association.

¹ Aerial photographs, 1974, 1985, 1991, 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>; St. Paul building permit 29510, 770 Mount Curve Boulevard, April 26, 1977, Ramsey County Historical Society.

Minnesota Individual Property Inventory Form – Continuation Sheet

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

760 Mount Curve Boulevard was constructed in 1925. According to the original building permit, the 140-foot by 36-foot building was designed as an “apartment hotel” and constructed by the Ganley Brothers Co. at an estimated cost of \$50,000. The original owner was listed as Mary Catherine Toogood. In 1927, the building was altered for an estimated cost of \$7,000.² The c. 1927 Sanborn fire insurance map depicts a 3-story building that functioned as a “flat.” Newspaper articles indicate that it originally held one and two room apartments.³ St. Paul city directories for the years 1936, 1940, and 1946 indicate that the building had approximately 45 apartments, with a handful of vacancies each year. By 1950, the number of apartments had increased to approximately 50. No vacancies were listed in the city directory that year, likely a result of the strong demand for housing following World War II. City directories indicate that the building continued to hold approximately 50 apartments through at least the mid-1970s.⁴ In 1982, a permit was filed for unspecified repairs estimated at a cost of \$15,000.⁵ In 2016, another permit was filed for unspecified repairs estimated at a cost of \$69,000.⁶ The building continues to be utilized as apartment housing.

Significance

This property was evaluated under the context “Apartment Buildings in St. Paul” and “Highland Park: 1925 – 1975”.⁷

The property’s construction date (1925) is consistent with the development of Highland Park during the 1920s, stimulated in part by the construction of the nearby Ford Plant. It is a possibility that this apartment building provided housing for workers at the plant. The property’s history is also consistent with the increased

² St. Paul building permit 15750, 760 Mount Curve Boulevard, May 27, 1925, and St. Paul building permit 25530, 760 Mount Curve Boulevard, March 23, 1927, Ramsey County Historical Society.

³ Sanborn Map Company, *Insurance Maps of St. Paul, 1927*, Vol. 7 (New York, NY: Sanborn Map Company, 1927), Sheet 771, Hennepin County Library; “Apartments for Rent,” *Minneapolis Tribune*, November 14, 1931.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1936), 1608; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1940), 1648 – 1649; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1946), 1593; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1950/1951), 1021; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1026; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 388; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 336; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 329; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 357.

⁵ St. Paul building permit 130369, 760 Mount Curve Boulevard, January 18, 1982, Ramsey County Historical Society.

⁶ St. Paul building permit 20 15 176555 EXP 00 B, 760 Mount Curve Boulevard, November 5, 2015, St. Paul Online Services;

⁷ Andrew Schmidt, Sara Nelson, and Marjorie Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota* (prepared for Ramsey and Hennepin Counties, 2015), 16 – 24; Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

construction of apartment buildings in St. Paul during the 1920s. However, most of the housing developed in Highland Park at this time was single-family, not multi-family, housing, and this property is therefore not the best representation of early residential development in Highland Park.⁸ Furthermore, no information was uncovered to suggest that this building is particularly representative of 1920s apartment housing development as compared to other apartment buildings in St. Paul. Therefore, this property does not have significance and is recommended as **not eligible** under Criterion A.

This property does not have any known associations with significant individuals. Brief newspaper research did not reveal any references to Mary Catherine Toogood in the *Minneapolis Star* or *Minneapolis Tribune*, suggesting that she was not a significant individual. Furthermore, Toogood moved to Newport, Minnesota in 1927, so her association with the subject property was short lived.⁹ Therefore, 760 Mount Curve Boulevard does not have significance and is recommended as **not eligible** under Criterion B.

This property appears to be an example of a large “walk-up” apartment, also known as an apartment block. According to the historic context study “Apartment Buildings in St. Paul,” “it is expected that the walk up was the most common apartment type in St. Paul from World War I into the 1950s.”¹⁰ The context study notes that:

a change in St. Paul’s housing stock during the 1920s was the growing popularity of larger walk-up buildings that could be classified as apartment blocks. These buildings typically had brick-clad walls with stone or, occasionally, terra cotta details, and often they were given formal names. These buildings were large by Saint Paul standards, and about one-third of them contained 18 to 24 units. Stylistically, most apartment buildings (walk ups or larger blocks) from the 1920s in Saint Paul were designed in a version of the Period Revival styles, reflecting the residential and commercial architectural styles popular at the time. Most often, architects and builders applied stylistic elements to the entrances, windows, and cornices of street-front façades of two- or three-story walk-up type apartment buildings. The Period Revival styles included English Tudor, Colonial Revival, and Renaissance- and Spanish-inspired designs. Prairie School or Craftsman styles were utilized occasionally but were less common.¹¹

While 760 Mount Curve Boulevard reflects some of the characteristics of these 1920s apartment blocks, it was one of dozens of apartment buildings listed in the St. Paul City Directory by the mid-1930s.¹² No information was uncovered to suggest that the building is a particularly noteworthy example of an apartment block as compared to other apartment blocks in St. Paul.

⁸ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 17; Miller and Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project*, 16 – 18.

⁹ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1927), 1195.

¹⁰ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 24.

¹¹ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 18.

¹² R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1936), 1849 – 1850.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

The builder of the property, the Ganley Brothers, does not appear to be a particularly well-known or notable construction company, as a search of the *Minneapolis Star* and *Minneapolis Tribune* newspapers uncovered only a handful of references to the company's projects (including the Minneapolis Milling Company Flour Warehouse and the Plant Industry Building at the University of Minnesota's University Farm).¹³ Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory, therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

"Apartments for Rent." *Minneapolis Tribune*, November 14, 1931.

City of St. Paul. Building Permit Index: 760 Mount Curve Boulevard. Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 760 Mount Curve Boulevard. Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 15750, May 27, 1925.

Building permit 25530, March 23, 1927.

Building permit 130369, January 18, 1982.

City of St. Paul. Permits: 760 Mount Curve Boulevard. St. Paul Online Services.

<https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 15 176555 EXP 00 B, November 5, 2015.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Minneapolis Star.

"Cornerstone to Be Laid at 'U' Farm," March 19, 1927.

¹³ "Cornerstone to Be Laid at 'U' Farm," *Minneapolis Star*, March 19, 1927; "Associated General Contractors of America," *Minneapolis Tribune*, January 15, 1928; "Deaths," *Minneapolis Star*, March 27, 1964.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

“Associated General Contractors of America,” January 15, 1928.

“Deaths,” March 27, 1964.

Ramsey County. Aerial photographs, 1974, 1985, 1991, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1927, 1936, 1941, 1946, 1950/1951, 1955, 1961, 1965, 1970, and 1975.

Sanborn Map Company. *Sanborn Fire Insurance Map of St. Paul, Minnesota*. New York, NY: Sanborn Map Company, 1927. Proquest Digital Sanborn Maps and Hennepin County Library.

Schmidt, Andrew, Sara Nelson, and Marjorie Pearson. *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota*. Prepared for Ramsey and Hennepin Counties, 2015.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



Ramsey County
Ramsey County MN

Aerial view of RA-SPC-11315, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11315, October 2021, south and west elevations, looking northeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Mount Curve Apartments

Inventory No.: RA-SPC-11315

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11315, October 2021, north elevation, looking southeast.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Apartment Building

Other Names: _____

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2236 Pinehurst Avenue

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.15

UTM Coordinates:

Datum: 1985

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484646</u>	<u>4973931</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 13

Property Identification Number (PIN): 123-172823120040

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Apartment Building
Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: multiple dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): Modern

Exterior Material: Brick

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes *If yes, describe in Statement of Significance on Continuation Sheet.*

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: c. 1957

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Aerial photographs; city directory

Architect/Builder/Engineer: Unknown

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: Apartment Building
Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2236 Pinehurst Avenue is a two-story apartment building located in the 2180 – 2236 block of Pinehurst Avenue, at the south edge of a residential neighborhood primarily composed of single-family houses. The parcel is bordered by alleys to the south and west, a single-family house to the east, and Pinehurst Avenue to the north. The property is raised slightly above the grade of Pinehurst Avenue and adjacent alleys. At the primary north elevation, the property has a grass lawn; a concrete walkway and steps with metal handrails lead to the primary entrance. At the west side of the parcel, a wood plank retaining wall at the west side separates a small strip of grass lawn from the west alley. At the rear south elevation, there is a small paved parking lot with five parking spaces.

The two-story apartment building has a basically rectangular massing and a flat roof with metal coping. It is clad in light-colored brick laid in running bond. Hung and casement windows with concrete sills and storm windows (likely vinyl) are located at the ground and second levels. Windows on the north elevation have shutters. Placement of window openings suggests that the building’s ground level is slightly below grade, and that building entrances are split-level entries. The east and west elevations also have air conditioning units set into the façade.

The primary entrance is located at the center of the north elevation and consists of a modern glass and aluminum door flanked by columns of glass block. The entrance is located beneath a flat-roofed metal canopy supported by two metal posts. A glass block window is located above the entrance. The entrance on the south elevation is similar, but does not have glass block columns. A brick chimney is also located on the south elevation to the west of the entrance.

Integrity

The property appears to retain good integrity to the date of its construction. The building has not been moved and retains integrity of location. Though integrity of setting has been slightly altered by the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) beyond Ford Parkway to the south, the property retains its general historic setting, with a residential neighborhood to the north and a commercial strip along the north side of Ford Parkway to the south.¹ Though doors have been replaced and vinyl storm windows are likely not original, aerial photographs and on-site observation suggests that the property retains good integrity of materials, workmanship, and design. The property continues to function as an apartment building, as it did historically, and maintains integrity of feeling and association.

¹ Aerial photographs, 1974, 1985, 1991, 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2236 Pinehurst Avenue was constructed in c. 1957. The property’s original building permit has not been preserved, but aerial photographs and city directories indicate that the building was constructed between 1955 and 1957.² City directories from 1961 until the mid-1970s indicate that the building held several apartments.³ Today, the building remains in use as multi-family housing.

Significance

This property was evaluated under the context “Apartment Buildings in St. Paul” and “Highland Park: 1925 – 1975”.⁴

The property’s construction date (c. 1955) is consistent with the shift in patterns of residential construction from single family homes to apartment buildings in St. Paul, which was evident by the mid-1950s.⁵ No information was uncovered to suggest that this building is particularly representative of postwar apartment housing development as compared to other apartment buildings in this neighborhood or the City of St. Paul. Therefore, 2236 Pinehurst Avenue does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is therefore recommended as **not eligible** under Criterion B.

This property appears to be an example of a Midwestern, three-story, brick “walk-up” apartment. According to the historic context study “Apartment Buildings in St. Paul,” “it is expected that the walk up was the most common apartment type in St. Paul from World War I into the 1950s.” Postwar walk-ups “tended to be similar to the pre-World War II walk-ups but with Modernist influence and often minimal ornamentation.” The context study notes that “the apartment buildings...on Ford Parkway west of Snelling Avenue are examples of this type.”⁶ Google Streetview indicates that there are about fifteen of these apartment buildings within Highland Park along Ford Parkway alone. No information was uncovered to suggest that 2236 Pinehurst is a particularly noteworthy example of this type of apartment building when compared to others in the neighborhood and city.

² Aerial photograph, 1957, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041.
³ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 425; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 365; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 357; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 387.
⁴ Andrew Schmidt, Sara Nelson, and Marjorie Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota* (prepared for Ramsey and Hennepin Counties, 2015), 16 – 24; Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.
⁵ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 21.
⁶ Schmidt, Nelson, and Pearson, *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project*, 24.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

Nationwide Environmental Title Research. Aerial photograph, 1957. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Ramsey County. Aerial photograph, 1974, 1985, 1991, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1955, 1961, 1965, 1970, and 1975.

Schmidt, Andrew, Sara Nelson, and Marjorie Pearson. *Phase I and II Architectural History Survey for the A Line Bus Rapid Transit Project, Roseville, Falcon Heights, Saint Paul and Minneapolis, Minnesota*. Prepared for Ramsey and Hennepin Counties, 2015.

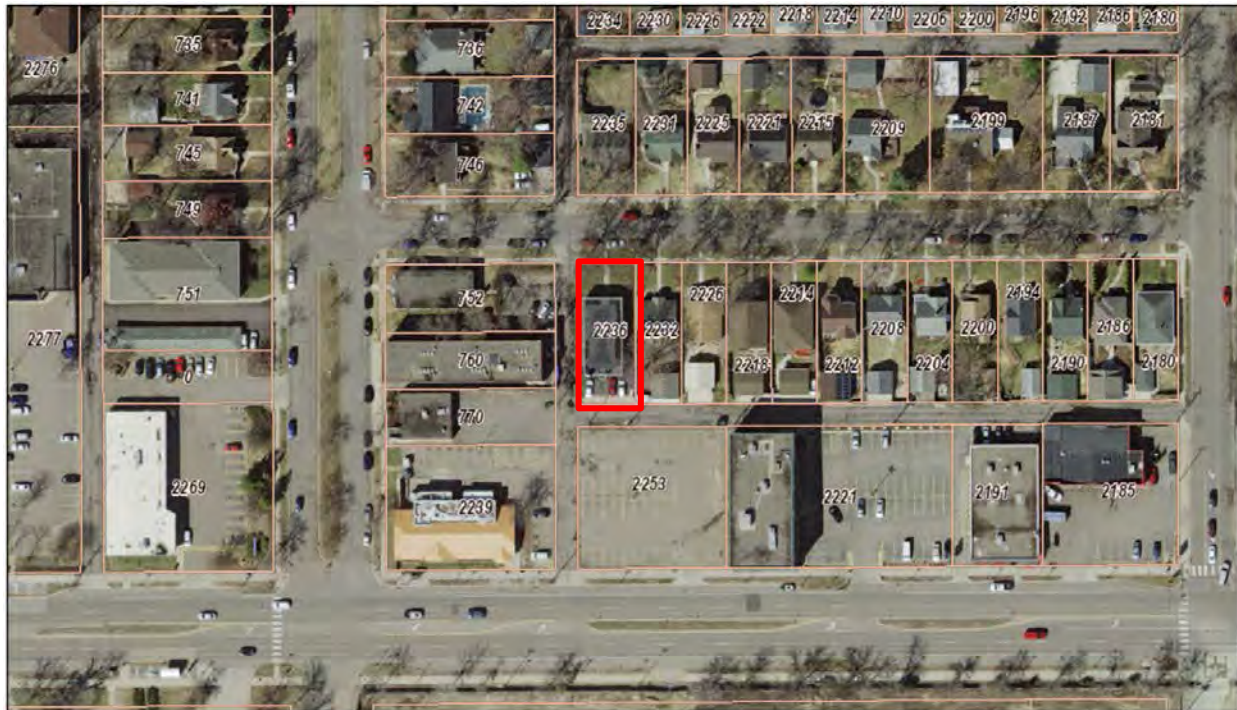
**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

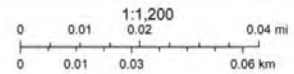
Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



10/28/2021, 7:40:14 AM

□ Tax Parcels



Ramsey County
Ramsey County GIS

Aerial view of RA-SPC-11316, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11316, October 2021, north elevation, looking south.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11316, October 2021, north and west elevations, looking southeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Apartment Building

Inventory No.: RA-SPC-11316

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11316, October 2021, south elevation, looking north.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Alfred R. Lee House and Garage

Other Names: _____

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2232 Pinehurst Avenue

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.12

UTM Coordinates:

Datum: 1986

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484661</u>	<u>4973925</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 12

Property Identification Number (PIN): 123-172823120039

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Alfred R. Lee House and Garage
Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): Minimal Traditional/Cape Cod

Exterior Material: Synthetics

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes *If yes, describe in Statement of Significance on Continuation Sheet.*

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: c. 1955

Other Significant Construction Dates: 2018 (garage) *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit, city directories, aerial photographs

Architect/Builder/Engineer: Alfred R. Lee (contractor)

Architect/Builder/Engineer Documentation: City directory

Minnesota Individual Property Inventory Form

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2232 Pinehurst Avenue is a one and one-half story house that fronts on Pinehurst Avenue. The property is located in the 2180 – 2236 block of Pinehurst Avenue, at the south edge of a residential neighborhood primarily composed of single-family houses. The front yard has a grass lawn and small shrubs and landscaping. A one story, two-car garage to the rear (south) of the house fronts on an alley. A wood fence encloses the backyard between the house and garage.

The house is a Minimal Traditional/Cape Cod-style, side-gabled house with an asphalt-shingled, steeply-pitched roof. The building is clad with wood or vinyl siding and modern stone veneer. The front-gabled, primary entrance is centered on the north elevation and consists of a single paneled door and storm door accessed via a concrete walkway and steps. The gable of the entrance is clad with shingles. Hung windows (likely vinyl) flank the entrance. Some of the building’s other elevations were partially obscured by adjacent buildings and trees, but visible portions also appear to feature sliding and casement windows. The one-story garage has a front gabled, asphalt-shingled roof and is clad with what appears to be vinyl siding. The garage has a metal overhead door on its primary south elevation.

Integrity

The property appears to retain fair integrity to the date of its construction. The building has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the removal of the commercial building immediately south sometime between 1964 and 1972 and recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) farther to the south, but the surrounding residential neighborhood remains. The property continues to function as a private residence as it did historically, and maintains integrity of feeling and association.¹ While the property’s integrity of materials and workmanship has been compromised by the addition of what appears to be modern stone veneer, modern siding, and replacement windows, as well as the replacement of the rear garage, the house retains the basic form and massing of Minimal Traditional single-family houses and retains integrity of design.

Statement of Significance

Property History

2232 Pinehurst Avenue was constructed in the mid-1950s. The property’s original building permit has not been preserved, but aerial photographs and city directories indicate that the house was constructed between 1953

¹ Aerial photograph, 1972, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; Aerial photograph, 1964, John. R. Borchert Map Library, Minnesota Historic Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

and 1955.² The garage originally associated with the building was constructed between 1966 and 1972; this was replaced in its original location in 2018.³ The 1955 St. Paul city directory lists Alfred R. Lee, contractor, as the occupant of the building. Since resident occupations are not typically listed in the 1955 directory, Lee was likely the builder of the house, which may have still been under construction at that time. Between the mid-1950s and the mid-1970s, the house was occupied by several different individuals. The 1961 city directory lists Frank Fiorito as the occupant; in 1965, the occupant and owner was Simon H. Fink. In 1970, the house was vacant. By 1975, Rabbi Manis Friedman was listed as the occupant and owner.⁴ Given the updated appearance of the house's primary façade, it may have been remodeled in 2012, when a permit was filed for an estimated \$40,000 of remodeling work.⁵

Significance

This property was evaluated under the context "Highland Park: 1925 – 1975".⁶

The property's construction date (c. 1955) is consistent with the development of small, single-family homes in the Highland Park neighborhood during the postwar era. However, no information was uncovered to suggest that the property is individually significant or unique within the context of Highland Park's development or postwar residential development. Therefore, 2232 Pinehurst Avenue does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is recommended as **not eligible** under Criterion B.

This property is an example of a Minimal Traditional-style single family home with a Cape Cod form, a housing type commonly constructed during the postwar era.⁷ However, there are hundreds of similar homes in Highland Park, and no information was uncovered to suggest that this particular property is an exemplary example of a Minimal Traditional house as compared to others in the neighborhood. The builder likely responsible for the construction of the property, Alfred R. Lee, does not appear to be a particularly well-known or notable

² Aerial photograph, 1953, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041.

³ Aerial photographs, 1966 and 1972, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; St. Paul building permit 20 18 070584 NEW 00 B, 2232 Pinehurst Avenue, June 7, 2018, City of St. Paul Online Services.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 425; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 365; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 357; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 387.

⁵ St. Paul building permit 20 12 073544 REM 00 B, 2232 Pinehurst Avenue, June 25, 2012, City of St. Paul Online Services.

⁶ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

⁷ Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred P. Knopf, 1984, rev. 2014), 587 – 588.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

contractor, as a search of the *Minneapolis Star* and *Minneapolis Tribune* newspapers did not reveal any other projects by the firm. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory. Therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

City of St. Paul. Permits: 2232 Pinehurst Avenue. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 18 070584 NEW 00 B, June 7, 2018.

Building permit 20 12 073544 REM 00 B, June 25, 2012.

John R. Borchert Map Library. Aerial photograph, 1964. Minnesota Historical Aerial Photographs Online. <https://apps.lib.umn.edu/mhapo/>.

McAlester, Virginia Savage. *A Field Guide to American Houses*. Rev. ed. New York, NY: Alfred P. Knopf, 1984, rev. 2014.

Nationwide Environmental Title Research. Aerial photographs, 1966 and 1972. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Ramsey County. Aerial photograph, 1953, 1974, 1985, 1991, 2006, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1955, 1961, 1965, 1970, and 1975.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

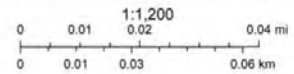
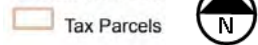
Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



10/28/2021, 7:40:14 AM



Ramsey County
Ramsey County GIS

Aerial view of RA-SPC-11317, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11317, October 2021, north elevation, looking southwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11317, October 2021, west and north elevations, looking southeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Alfred R. Lee House and Garage

Inventory No.: RA-SPC-11317

Associated MN Multiple Property Form (Name and Inventory No): _____



Garage at RA-SPC-11317, October 2021, south elevation, looking northwest.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Paul F. Droher House and Garage

Other Names: _____

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2226 Pinehurst Avenue

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.12

UTM Coordinates:

Datum: 1987

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484671</u>	<u>4973927</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 11

Property Identification Number (PIN): 123-172823120038

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Bungalow

Architectural Style (if other): _____

Exterior Material: Synthetics

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: c. 1955

Other Significant Construction Dates: c. 1957 (garage) *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): City directories, aerial photographs

Architect/Builder/Engineer: Unknown

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2226 Pinehurst Avenue is a one-story bungalow that fronts on Pinehurst Avenue. The property is located in the 2180 – 2236 block of Pinehurst Avenue, at the south edge of a residential neighborhood. The front yard has a grass lawn, with a concrete sidewalk and steps that lead to the primary entrance on the north elevation. A one story, two-car garage to the rear (south) of the house fronts on an alley. A metal fence encloses the backyard between the house and the garage.

The house is a one-story bungalow with a front-gabled, gently-sloped roof and overhanging eaves. The house is composed of two, gable-roofed segments, a south half and a north half; the south half is slightly shorter and narrower than the north half. The house is clad with wood or vinyl siding, with shingle cladding at the gables and a bracketed cornice. The primary entrance is centered on the north elevation and consists of a single paneled wood door under a gabled pediment, which is supported by wood brackets. A modern porch with metal handrails is located on the west side of the primary elevation. Modern casement windows, some with simulated divided lights, flank the entrance. Some of the building's other elevations were partially obscured by adjacent buildings, but visible portions also appear to feature modern casement windows. A rear entrance consisting of a single door is located at the north elevation.

The one-story garage has a front-gabled, metal roof and is clad with what appears to be vinyl siding and shingles in the same style as the house. A metal overhead door is located on the primary south elevation.

Integrity

The property does not retain integrity to the date of its construction. The building has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the removal of the commercial building immediately south sometime between 1964 and 1972 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) farther to the south beyond Ford Parkway, but the surrounding residential neighborhood remains.¹ The property continues to function as a private residence as it did historically, and maintains some integrity of feeling and association. However, the property does not retain integrity of materials, workmanship, and design, due to significant remodeling in 2007.

Statement of Significance

Property History

¹ Aerial photograph, 1972, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>; Aerial photograph, 1964, John. R. Borchert Map Library, Minnesota Historic Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

2226 Pinehurst Avenue was constructed in c. 1955. The property’s original building permit has not been preserved, but aerial photographs and city directories indicate that the house was constructed between 1953 and 1955.² The garage was constructed between 1957 and 1966.³ The 1955 St. Paul city directory lists Paul F. Droher as the building’s occupant and owner. Between the mid-1950s and the mid-1970s, the house was occupied by several different individuals. The 1961 city directory lists Robert Eichorst as the occupant; in 1965, the occupant and owner was John Nichols. In 1970 and 1975, Abe Netzman was listed as the occupant and owner.⁴

Aerial photographs indicate that the building originally had a single gabled roof and was not divided into two segments. A gabled dormer was located at the north side of the east elevation. In 2007, the house was remodeled to its current configuration. The modern cladding materials and windows at the house and garage were likely installed at this time.⁵

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975”.⁶

The property’s construction date (c. 1955) is consistent with the development of small, single-family homes in the Highland Park neighborhood during the postwar era. However, no information was uncovered to suggest that the property is individually significant or unique within the context of Highland Park’s development or postwar residential development. Therefore, 2226 Pinehurst Avenue does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is recommended as **not eligible** under Criterion B.

Due to significant exterior alterations to the property, it is not an exemplary example of a particular architectural style or building type. The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

² Aerial photograph, 1953, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041.

³ Aerial photographs, 1957 and 1966, Nationwide Environmental Title Research Historic Aerials, <https://www.historicaerials.com/viewer>.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 425; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 365; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 357; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 387.

⁵ St. Paul building permit 20 07 110490 RPR 00 B, 2226 Pinehurst Avenue, July 3, 2007, St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjisp>; Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

⁶ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, the property does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance and a loss of integrity.

Bibliography

City of St. Paul. Permits: 2226 Pinehurst Avenue. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 07 110490 RPR 00 B, July 3, 2007.

John R. Borchert Map Library. Aerial photograph, 1964. Minnesota Historical Aerial Photographs Online. <https://apps.lib.umn.edu/mhapo/>.

Nationwide Environmental Title Research. Aerial photographs, 1957, 1966, and 1972. Historic Aerials Viewer, <https://www.historicaerials.com/viewer>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1955, 1961, 1965, 1970, and 1975.

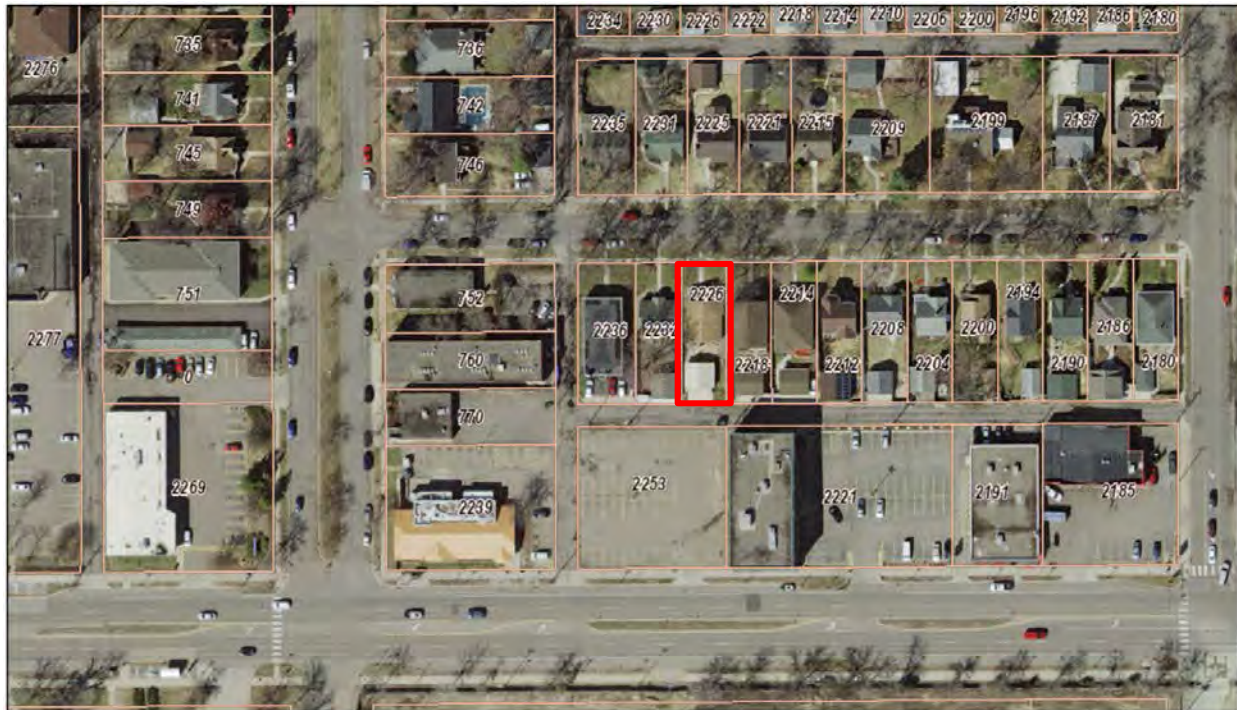
**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

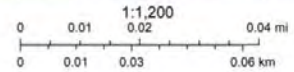
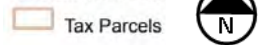
Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



10/28/2021, 7:40:14 AM



Ramsey County
Ramsey County GIS

Aerial view of RA-SPC-11318, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11318, October 2021, north elevation, looking south.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Paul F. Droher House and Garage

Inventory No.: RA-SPC-11318

Associated MN Multiple Property Form (Name and Inventory No): _____



Garage at RA-SPC-11318, October 2021, south elevation, looking northwest.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: James W. Dolan House and Garage

Other Names: _____

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2208 Pinehurst Avenue

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.12

UTM Coordinates:

Datum: 1988

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484720</u>	<u>4973933</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 7

Property Identification Number (PIN): 123-172823120034

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): Minimal Traditional

Exterior Material: Wood

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1946

Other Significant Construction Dates: c. 1953 (garage) *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit, aerial photographs

Architect/Builder/Engineer: John L. Moravec (contractor)

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

- Eligible for the National Register
 Not Eligible for the National Register
 More Information Needed for Evaluation

- Eligible for Local Designation
 Not Eligible for Local Designation
 More Information Needed for Local Designation

Recommended District Evaluation:

- Within a National Register-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

- Within a Locally-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Historic District Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Contributing/Noncontributing Status Recommendation

- Concur Does Not Concur More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2208 Pinehurst Avenue is a one and one-half story house that fronts on Pinehurst Avenue. The property is located in the 2180 – 2236 block of Pinehurst Avenue, at the south edge of a residential neighborhood that is composed primarily of single-family houses. At the north side of the house, the front yard has a grass lawn, trees, shrubs and landscaping. A concrete walkway and concrete steps with metal handrails lead to the primary entrance on the north elevation. A one story, two-car garage to the rear (south) of the house fronts on an alley. A wood fence encloses the backyard between the house and garage; a metal chain link fence surrounds the front yard.

The house is a Minimal Traditional-style, side-gabled house with an asphalt-shingled, steeply-pitched roof and a brick chimney. The building has a concrete block foundation and is clad with what appears to be wood siding. A front-gabled wing is located on the primary north elevation and contains the primary entrance, which consists of a single paneled door with arched light and modern storm door. The entrance is set within a decorative door surround consisting of pilasters supporting a dentiled entablature. Above the entrance, the gable features diagonally-laid wood siding and an octagonal window. Hung multi-light windows with shutters and window box planters are also located on the primary elevation. The building's other elevations are partially obscured by trees and adjacent buildings; visible portions also have multi-light hung windows.

The one-story garage has a front gabled, asphalt-shingled roof and is clad with what appears to be vinyl siding. The garage has a metal overhead door on its primary south elevation.

Integrity

The property appears to retain good integrity to the date of its construction. The building has not been moved and retains integrity of location. The property's integrity of setting has been slightly compromised by the replacement of the house at the adjacent parcel to the west in c. 2008 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671), located a block to the south, but the property retains its overall historic setting within a residential neighborhood. Aerial photographs and the appearance of the primary façade suggests that the property retains good integrity of materials, workmanship, and design. The property continues to function as a private residence, as it did historically, and maintains integrity of feeling and association.¹

¹ Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2208 Pinehurst Avenue was constructed in 1946. According to the original building permit, the 30-foot by 28-foot frame house was constructed for an estimated cost of \$6,000 by owner John L. Moravec, who is also listed as the contractor.² According to building permits, Moravec also built the neighboring property at 2204 Pinehurst Avenue. The garage appears to have been constructed by 1953.³ The 1950/1951 city directory lists James W. Dolan as the owner and occupant. Dolan continued to occupy the house through at least 1970. In 1975, Roger L. Peterson was listed as the owner and occupant.⁴ Building permits for unspecified repairs were filed in 2007, 2016, and 2017.⁵ An egress window was installed in 2016 for an estimated cost of \$1,800.⁶

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975”.⁷

The property’s construction date (1946) is consistent with the development of small, single-family homes in the Highland Park neighborhood during the postwar era. However, no information was uncovered to suggest that the property is individually significant or unique within the context of Highland Park’s development or postwar residential development. Therefore, 2208 Pinehurst Avenue does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is recommended as **not eligible** under Criterion B.

² St. Paul building permit 129325, February 16, 1946, 2208 Pinehurst Avenue, on file at Ramsey County Historical Society, St. Paul, Minnesota.

³ Aerial photograph, 1953, John R. Borchert Map Library, Minnesota Historical Aerial Photographs, <https://apps.lib.umn.edu/mhapo/>.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1950/1951), 1036; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 425; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 365; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 357; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 387.

⁵ St. Paul building permit 20 09 259005 EXP 00 B, 2208 Pinehurst Avenue, August 24, 2009, City of St. Paul Online Services; St. Paul building permit 20 16 088613 EXP 00 B, 2208 Pinehurst Avenue, October 12, 2016, City of St. Paul Online Services; St. Paul building permit 20 17 011374 EXP 00 B, 2208 Pinehurst Avenue, February 14, 2017, City of St. Paul Online Services.

⁶ St. Paul building permit 20 16 058100 REM 00 B, 2208 Pinehurst Avenue, July 15, 2016, City of St. Paul Online Services.

⁷ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

This property is an example of a Minimal Traditional-style single family home, a housing type commonly constructed during the postwar era.⁸ However, there are hundreds of similar homes in Highland Park, and no information was uncovered to suggest that this particular property is an exemplary example of a Minimal Traditional house as compared to others in the neighborhood. The builder of the property, John. L. Moravec, does not appear to have been a particularly well-known or notable contractor, as a search of the *Minneapolis Star* and *Minneapolis Tribune* newspapers revealed only a few other single-family houses constructed by the Moravec in the 1930s.⁹ Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory. Therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

City of St. Paul. Permits: 2204 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 129323, February 16, 1946.

City of St. Paul. Building Permit Index: 2208 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2208 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 129325, February 16, 1946.

City of St. Paul. Permits: 2208 Pinehurst Avenue. St. Paul Online Services.
<https://online.stpaul.gov/stpaulportal/sfjsp>.

Building permit 20 09 259005 EXP 00 B, August 24, 2009.

Building permit 20 16 088613 EXP 00 B, October 12, 2016.

Building permit 20 17 011374 EXP 00 B, February 14, 2017.

⁸ Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred P. Knopf, 1984, rev. 2014), 587 – 588.

⁹ “Building Permits,” *Minneapolis Tribune*, June 3, 1933; “Building Permits,” *Minneapolis Tribune*, May 20, 1932; “City Council,” *Minneapolis Star*, April 18, 1933.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

John R. Borchert Map Library. Aerial photograph, 1953. Minnesota Historical Aerial Photographs Online.
<https://apps.lib.umn.edu/mhapo/>.

McAlester, Virginia Savage. *A Field Guide to American Houses*. Rev. ed. New York, NY: Alfred P. Knopf, 1984, rev. 2014.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Minneapolis Tribune.

“Building Permits,” June 3, 1933.

“Building Permits,” May 20, 1932.

“City Council,” April 18, 1933.

Nationwide Environmental Title Research. Aerial photographs, 1966 and 1972. Historic Aerials Viewer,
<https://www.historicaerials.com/viewer>.

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1950/1951, 1955, 1961, 1965, 1970, and 1975.

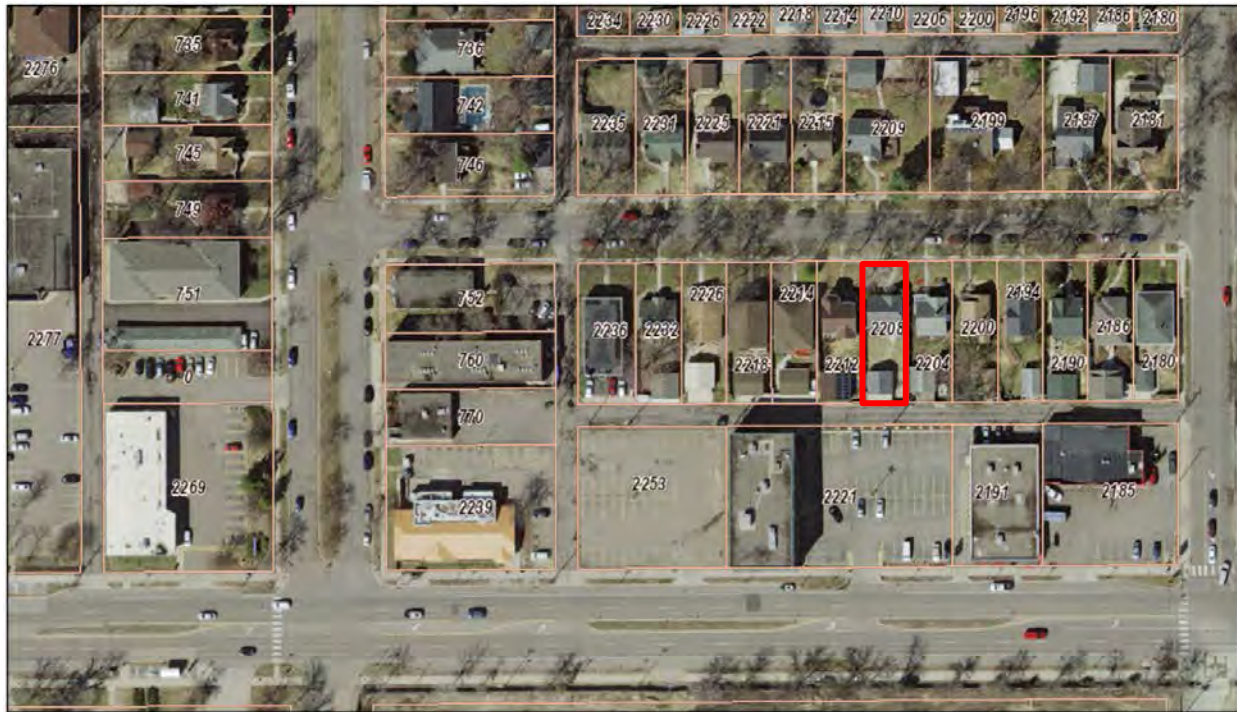
**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

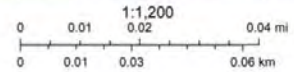
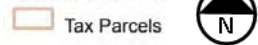
Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



10/28/2021, 7:40:14 AM



Ramsey County
Ramsey County GIS

Aerial view of RA-SPC-11319, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11319, October 2021, north elevation, looking south.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11319, October 2021, north and west elevations, looking southeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: James W. Dolan House and Garage

Inventory No.: RA-SPC-11319

Associated MN Multiple Property Form (Name and Inventory No): _____



Garage at RA-SPC-11319, October 2021, south elevation, looking north.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Harold Spievak House and Garage

Other Names: _____

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2204 Pinehurst Avenue

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.12

UTM Coordinates:

Datum: 1989

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484734</u>	<u>4973933</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 6

Property Identification Number (PIN): 123-172823120033

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Harold Spievak House and Garage
Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Domestic

Function/Use Category (if other): _____

Function/Use Subcategory: single dwelling

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: Other

Architectural Style (if other): Minimal Traditional

Exterior Material: Stucco

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1946

Other Significant Construction Dates: c. 1953 (garage) *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit, aerial photographs

Architect/Builder/Engineer: John L. Moravec (contractor)

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: Harold Spievak House and Garage
Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2204 Pinehurst Avenue is a one and one-half story house that fronts on Pinehurst Avenue. The property is located in the 2180 – 2236 block of Pinehurst Avenue, at the south edge of a residential neighborhood that is primarily composed of single-family houses. To the north of the house, the front yard has a grass lawn, small shrubs, and landscaping, including a concrete walkway that leads to the primary entrance on the north elevation. A one story, two-car garage to the rear (south) of the house fronts on an alley. A wood fence encloses the backyard between the house and the garage.

The house is a Minimal Traditional-style stucco house with an asphalt-shingled, side-gabled roof and a brick chimney. At the east side of the primary north elevation, the house has a front-gabled wing with a projecting, three-sided bay with what appear to be three hung windows. The primary entrance is located at the west elevation of this wing, accessed via the wood porch with wood pergola at the west side of the north elevation. The building’s other elevations are partially obscured by trees and adjacent buildings. Visible portions of these elevations have multi-light hung windows. A side entrance consisting of a single door beneath an awning is located on the east elevation.

The one-story garage has a front-gabled, asphalt-shingled roof and is clad with what appears to be a concrete foundation and vinyl siding. The garage has a metal overhead door on its primary south elevation.

Integrity

The property appears to retain good integrity to the date of its construction. The building has not been moved and retains integrity of location. Though the nearby Ford Motor Company Assembly Plant (RA-SPC-04671), located a block to the south, has recently been demolished, the property retains its historic setting in a residential neighborhood. Though the wood pergola and porch are non-historic additions, and the garage may be a non-historic replacement, aerial photographs and on-site observation suggest that the property retains good integrity of materials, workmanship, and design. The property continues to function as a private residence, as it did historically, and maintains integrity of feeling and association.¹

Statement of Significance

Property History

2204 Pinehurst Avenue was constructed in 1946. According to the original building permit, the 30-foot by 28-foot frame house was constructed for an estimated cost of \$6,000 by owner John L. Moravec, who is also listed

¹ Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2011, 2015, 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

as the contractor.² According to building permits, Moravec also built the neighboring property at 2208 Pinehurst Avenue. The original garage appears to have been constructed by 1953.³ The 1950/1951 city directory lists James A. Curran as the owner and occupant. From 1955 until 1975, the house was owned and occupied by Harold Spievak.⁴ In 2001, a building permit was filed for an unidentified accessory structure, suggesting the garage may have been replaced at this time. A porch was added between 2011 and 2015, most likely in 2013, when a permit was filed for a \$7,000 addition.⁵ Building permits for unspecified repairs were filed in 2001, 2011, 2012, and 2014.⁶

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975”.⁷

The property’s construction date (1946) is consistent with the development of small, single-family homes in the Highland Park neighborhood during the postwar era. However, no information was uncovered to suggest that the property is individually significant or unique within the context of Highland Park’s development or postwar residential development. Therefore, 2204 Pinehurst Avenue does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is recommended as **not eligible** under Criterion B.

² St. Paul building permit 129323, February 16, 1946, 2208 Pinehurst Avenue, on file at Ramsey County Historical Society, St. Paul, Minnesota.

³ Aerial photograph, 1953, John R. Borchert Map Library, Minnesota Historical Aerial Photographs, <https://apps.lib.umn.edu/mhapo/>.

⁴ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1950/1951), 1036; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 1041; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 425; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 365; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 357; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 387.

⁵ Aerial photographs, 2011 and 2015, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>; St. Paul building permit 20 13 206568 ADD 00 B, 2204 Pinehurst Avenue, August 5, 2013, City of St. Paul Online Services.

⁶ St. Paul building permit 20 01 184096 NEW 00 B, 2204 Pinehurst Avenue, March 27, 2001; St. Paul building permit 20 01 215389 EXP 00 B, 2204 Pinehurst Avenue, July 20, 2001; St. Paul building permit 20 11 136287 EXP 00 B, 2204 Pinehurst Avenue, May 2, 2011; St. Paul building permit 20 12 047550 EXP 00 B, 2204 Pinehurst Avenue, April 20, 2012; St. Paul building permit 20 12 216501 RPR 00 B, 2204 Pinehurst Avenue, December 4, 2012; St. Paul building permit 20 14 197397 RPR 00 B, 2204 Pinehurst Avenue, April 24, 2014; St. Paul building permit 20 14 314788 RPR 00 B, 2204 Pinehurst Avenue, July 31, 2014.

⁷ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

This property is an example of a Minimal Traditional-style single family home, a housing type commonly constructed during the postwar era.⁸ However, there are hundreds of similar homes in Highland Park, and no information was uncovered to suggest that this particular property is an exemplary example of a Minimal Traditional house as compared to others in the neighborhood or the city of St. Paul. The builder of the property, John. L. Moravec, does not appear to have been a particularly well-known or notable contractor, as a search of the *Minneapolis Star* and *Minneapolis Tribune* newspapers revealed only a few other single-family houses constructed by the Moravec in the 1930s.⁹ Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory. Therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

Bibliography

City of St. Paul. Permits: 2208 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 129325, February 16, 1946.

City of St. Paul. Building Permit Index: 2204 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2204 Pinehurst Avenue. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 129323, February 16, 1946.

City of St. Paul. Permits: 2204 Pinehurst Avenue. St. Paul Online Services.
<https://online.stpaul.gov/stpaulportal/sfjsp>.

Building permit 20 01 184096 NEW 00 B, March 27, 2001.

Building permit 20 01 215389 EXP 00 B, July 20, 2001.

Building permit 20 11 136287 EXP 00 B, May 2, 2011.

⁸ Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred P. Knopf, 1984, rev. 2014), 587 – 588.

⁹ “Building Permits,” *Minneapolis Tribune*, June 3, 1933; “Building Permits,” *Minneapolis Tribune*, May 20, 1932; “City Council,” *Minneapolis Star*, April 18, 1933.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Building permit 20 12 047550 EXP 00 B, April 20, 2012.

Building permit 20 12 216501 RPR 00 B, December 4, 2012.

Building permit 20 13 206568 ADD 00 B, August 5, 2013.

Building permit 20 14 197397 RPR 00 B, April 24, 2014.

Building permit 20 14 314788 RPR 00 B, July 31, 2014.

John R. Borchert Map Library. Aerial photograph, 1953. Minnesota Historical Aerial Photographs Online.
<https://apps.lib.umn.edu/mhapo/>.

McAlester, Virginia Savage. *A Field Guide to American Houses*. Rev. ed. New York, NY: Alfred P. Knopf, 1984, rev. 2014.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Minneapolis Tribune.

“Building Permits,” June 3, 1933.

“Building Permits,” May 20, 1932.

“City Council,” April 18, 1933.

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1950/1951, 1955, 1961, 1965, 1970, and 1975.

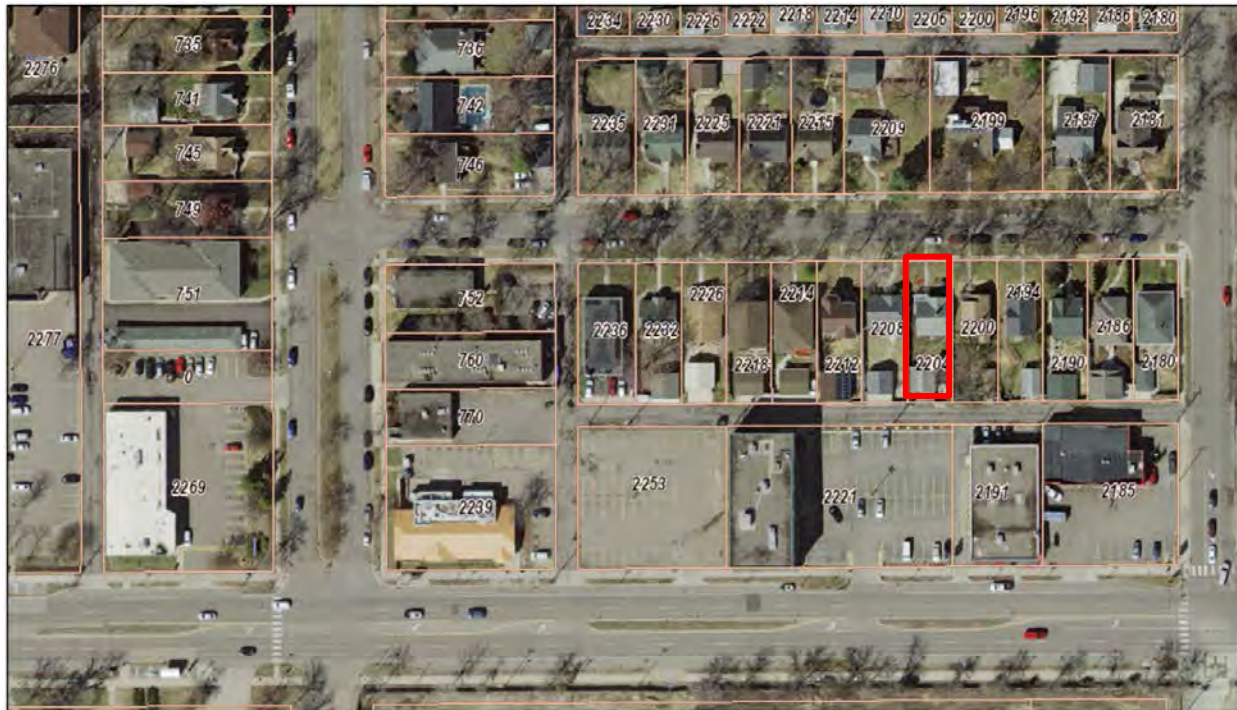
**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

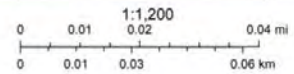
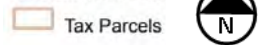
Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Maps



10/28/2021, 7:40:14 AM



Ramsey County
Ramsey County GIS

Aerial view of RA-SPC-11320, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11320, October 2021, north and east elevations, looking southwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Harold Spievak House and Garage

Inventory No.: RA-SPC-11320

Associated MN Multiple Property Form (Name and Inventory No): _____



Garage at RA-SPC-11320, October 2021, south elevation, looking north.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: McGee-White Corporation Wholesale Auto Equipment

Other Names: Haskell's Wine and Spirits

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2221 Ford Parkway

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.58

UTM Coordinates:

Datum: 1990

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484705</u>	<u>4973886</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 22 - 26

Property Identification Number (PIN): 123-172823120080

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: McGee-White Corporation Wholesale Auto Equipment

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Industry/Processing/Extraction

Function/Use Category (if other): _____

Function/Use Subcategory: manufacturing facility

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: business

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: No Style

Architectural Style (if other): _____

Exterior Material: Stucco

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1926

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Sanborn map

Architect/Builder/Engineer: Unknown

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: McGee-White Corporation Wholesale Auto Equipment

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

- Eligible for the National Register
 Not Eligible for the National Register
 More Information Needed for Evaluation

- Eligible for Local Designation
 Not Eligible for Local Designation
 More Information Needed for Local Designation

Recommended District Evaluation:

- Within a National Register-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

- Within a Locally-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Historic District Recommendation (NRHP)

- Concur Does Not Concur More Information Needed

Contributing/Noncontributing Status Recommendation

- Concur Does Not Concur More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2221 Ford Parkway is a three-story building located on Ford Parkway between Mount Curve Boulevard and Cretin Avenue South. The building is located on the north side of Ford Parkway, which contains mostly commercial properties in this area of the Highland Park neighborhood. The subject parcel is bounded by Ford Parkway to the south, an alley to the north, a parking lot to the west, and a commercial building to the east. The building is located on the west side of its parcel; a parking lot is located on the east half. The site is gently sloped, with the grade rising to the north and east. A brick retaining wall and small shrubs border the south side of the parking lot, and a metal pylon sign is located at the southeast corner.

The office building is a rectangular-shaped, three-story building with a flat roof and metal coping. The building is clad with stucco on the upper levels and brick on the first level. Bands of light-colored stucco demarcate the top and bottom of the second and third levels. At the east and west elevations, large modern wall signs are attached to the second and third level façades. Fixed, vertically-oriented aluminum windows are located at the second and third levels on all elevations. Smaller, horizontally-oriented aluminum windows are located at the first levels of the east, south, and west elevations. At the northwest corner of the building, three first-level windows are recessed into the façade and protected with metal bars. At the west elevation, a portion of the lower level is above grade and features triple-light metal windows with wire glass.

The building's three primary entrances are located on the east elevation. Each consists of two modern glass and aluminum doors. Two entrances have fabric awnings. The northernmost entrance features transom windows and sidelights and is set beneath a pointed-arch opening in the façade. Four secondary entrances, each with flush single doors, are located on the north elevation. The north elevation also has a concrete loading dock with metal railings.

Integrity

The building does not appear to retain integrity to the date of its construction. The property has not been moved and retains integrity of location. The building's integrity of setting has been slightly compromised by the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the south, but it remains situated within a commercial strip along the north side of Ford Parkway, as it was historically.¹ However, the property's exterior appears to have been extensively altered since its construction, include the replacement or covering of most of the original brick façade and the installation of modern windows and doors. While the exact dates of those alterations are unknown, the large number of recent remodeling permits suggests that at least some of the alterations occurred during the past 15 years. Therefore, the property does not retain integrity of materials,

¹ Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

workmanship, or design. The shift from its original light industrial or warehouse function to its current use as an office building has also compromised the property’s integrity of feeling and association.

Statement of Significance

Property History

2221 Ford Parkway was constructed in 1926. The property’s original building permit has not been preserved; however, a c. 1927 Sanborn fire insurance map indicates that the building was built in 1926. The Sanborn map shows a three-story building (plus a basement) with a reinforced concrete frame, floors, and roof and brick curtain walls. A freight elevator was located in the northeast corner, in the vicinity of the existing loading dock, and windows were located on the east, west, and north elevations.²

The building was originally occupied by the McGee and White Corporation, who specialized in “auto accessories and parts installing.” The company remained at this location through at least 1940. By 1946, 2221 Ford Parkway was occupied by Red Dot Foods Inc. and the Skafgaard Distributing Company. The next occupant was the Dealers Manufacturing Company, who is listed in the 1950, 1955, and 1961 St. Paul city directories. By 1949, a Sanborn map showed a machine shop located on the first and second levels. Aerial photographs indicate that a one-story addition was added to the east elevation of the building in 1957 and removed shortly thereafter (by 1972). 1965 and 1970 city directories indicate that the building was vacant for several years. By 1975, it was once again occupied, this time by Kelly’s Restaurant and Liquors.³

Building permits suggest that the building has been significantly altered over the past fifteen years. Twelve permits for unspecified remodeling or repair work were filed between 2004 and 2020. These include permits for a \$25,000 remodel (2004), a \$28,000 remodel (2006), an \$80,000 remodel (2010), another \$80,000 remodel (2011), a \$22,000 remodel (2018), a \$287,000 remodel (2018), and a \$30,000 remodel (2019). Additionally,

² Sanborn Map Company, *Insurance Maps of St. Paul, 1927*, Vol. 7 (New York, NY: Sanborn Map Company, 1927), Sheet 771, Proquest Digital Sanborn Maps and Hennepin County Library; Sanborn Map Company, *Insurance Maps of St. Paul, 1927*, rev. 1949, Vol. 7 (New York, NY: Sanborn Map Company, 1927), Sheet 771, Proquest Digital Sanborn Maps and Hennepin County Library.

³ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1936), 1530; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1940), 1566; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1946), 1454; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1950/1951), 936; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 937; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 200; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 174; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 167; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 178; Aerial photograph, 1957, John R. Borchert Map Library, Minnesota Historical Aerial Photographs, <https://apps.lib.umn.edu/mhapo>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.
Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

aerial photographs suggest that some of the windows at the first level were later alterations added in the early 2000s.⁴

Today, the property is occupied by Haskell’s Wine and Spirits as well as several office tenants.

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975”.⁵

Aerial photographs indicate that this building was one of the earliest constructed in this area of Highland Park. Given its construction date (1926), the development of this building and establishment of McGee and White Corporation at this location might have been spurred by the construction of the nearby Ford Motor Company Plant in 1925. Since the Highland Park neighborhood had little industrial development outside of the Ford Plant during the 1920s, this building may have been unique within the neighborhood for its industrial function.⁶ However, the building does not retain integrity to convey any potential historical significance for this association and is therefore recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is recommended as **not eligible** under Criterion B.

The building does not retain integrity, and it is not an exemplary example of a building type or architectural style. The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, the property does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a loss of integrity.

⁴ St. Paul building permits for 2221 Ford Parkway: 20 04 178185 REM 00 B, October 26, 2004; 20 06 017976 RPR 00 B, February 8, 2006; 20 06 076450 REM 00 B May 5, 2006; 20 09 095766 REM 00 B, July 5, 2006; 20 10 929688 REM 00 B, December 21, 2010; 20 11 258148 EXP 00 B, August 2, 2011; 20 14 311029 REM 00 B, July 21, 2014; 20 18 091186 REM 00 B, September 11, 2018; 20 18 106871 REM 00 B, November 15, 2018; 20 19 004675 EXP 00 B, January 21, 2019; 20 19 031330 REM 00 B, April 16, 2019; 20 20 064248 EXP 00 B, August 11, 2020; St. Paul Online Services; Aerial photographs, 1991, 2003, 2006, and 2008, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

⁵ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

⁶ Miller and Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project*, 16.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.
Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

City of St. Paul. Permits: 2221 Ford Parkway. St. Paul Online Services,
<https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 04 178185 REM 00 B, October 26, 2004.

Building permit 20 06 017976 RPR 00 B, February 8, 2006.

Building permit 20 06 076450 REM 00 B, May 5, 2006.

Building permit 20 09 095766 REM 00 B, July 5, 2006.

Building permit 20 10 929688 REM 00 B, December 21, 2010.

Building permit 20 11 258148 EXP 00 B, August 2, 2011.

Building permit 20 14 311029 REM 00 B, July 21, 2014.

Building permit 20 18 091186 REM 00 B, September 11, 2018.

Building permit 20 18 106871 REM 00 B, November 15, 2018.

Building permit 20 19 004675 EXP 00 B, January 21, 2019.

Building permit 20 19 031330 REM 00 B, April 16, 2019.

Building permit 20 20 064248 EXP 00 B, August 11, 2020.

John R. Borchert Map Library. Aerial photograph, 1957. Minnesota Historical Aerial Photographs Online,
<https://apps.lib.umn.edu/mhapo/>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1936, 1940, 1946, 1950/1951, 1955, 1960, 1965, 1970, and 1975.

Sanborn Map Company. *Insurance Maps of St. Paul, 1927*. Vol. 7. New York, NY: Sanborn Map Company, 1927. Proquest Digital Sanborn Maps and Hennepin County Library.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.
Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Sanborn Map Company. *Insurance Maps of St. Paul, 1927*, rev. 1949. Vol. 7. New York, NY: Sanborn Map Company, 1927. Proquest Digital Sanborn Maps and Hennepin County Library.

Maps



Ramsey County
Ramsey County MN

Aerial view of RA-SPC-11321, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11321, October 2021, south and east elevations, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11321, October 2021, east elevation, looking west.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: McGee-White Corp. Wholesale Auto Equip.

Inventory No.: RA-SPC-11321

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11321, October 2021, north and west elevations, looking southeast.

Minnesota Individual Property Inventory Form



Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: United Auto Workers Local 879 Hall

Other Names: Erik's Bikes

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2191 Ford Parkway

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 0.23

UTM Coordinates:

USGS 7.5 Quad Name(s): St. Paul West

Datum: 1991

Township: 28 Range: 23 E/W: W Section: 17

UTM Zone	Easting	Northing
<u>15T</u>	<u>484753</u>	<u>4973886</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 27, 28

Property Identification Number (PIN): 123-172823120049

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: United Auto Workers Local 879 Hall
Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Social

Function/Use Category (if other): _____

Function/Use Subcategory: meeting hall

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: specialty store

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: No Style

Architectural Style (if other): _____

Exterior Material: Metal

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: c. 1953

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): aerial photographs

Architect/Builder/Engineer: Unknown

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: United Auto Workers Local 879 Hall

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

- 1. Photographs
- 2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2191 Ford Parkway is a one-story, concrete block building near the northwest corner of Ford Parkway and Cretin Avenue South. The building located on the north side of Ford Parkway, which contains mostly commercial properties in this area of the Highland Park neighborhood. The property is bordered by Ford Parkway to the south, a parking lot to the west, an alley to the north, and another commercial building to the east. The grade of the site is sloped, rising gently to the north. A small parking area is located at the rear (north) side of the building along the alley. A metal pylon sign is located at the southeast corner of the parcel.

2191 Ford Parkway is a flat-roofed, rectangular-shaped, concrete block building with a brick chimney. The primary south elevation is clad with metal paneling and features modern aluminum storefront windows. The primary entrance is located near the center of the elevation, beneath a flat-roofed overhang supported by a metal pole, and consists of a set of modern aluminum double doors with side lights and transoms. A small, metal-clad bump-out is located to the east of the entrance.

At the east and west elevations, the building features painted concrete block and concrete pilasters, and window openings with painted concrete sills. A couple of openings have fixed, modern aluminum windows; most former window openings have been infilled. Secondary entrances, most with flat slab doors, are located on the west and north elevations. At the rear (north) elevation, one entrance is partially below grade and is accessed via a set of concrete steps in a concrete well. Modern light fixtures, conduit, and security cameras are attached to the building's façades.

Integrity

The building does not appear to retain integrity to the date of its construction. The property has not been moved and retains integrity of location. Integrity of setting has been slightly altered by the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the south, but the building remains situated within a commercial strip along the north side of Ford Parkway, as it was historically.¹ However, property's integrity of materials, workmanship, and design has been compromised by remodeling of the primary façade and infill of window openings. The shift in function from an assembly hall to a commercial building has also compromised the property's integrity of feeling and association.

¹ Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>

Minnesota Individual Property Inventory Form – Continuation Sheet

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2191 Ford Parkway was constructed in c. 1953. The property's original building permit has not been preserved; however, aerial photographs indicate that the building was constructed between 1951 and 1953.² By 1955, the building was occupied by chapter 879 of the United Auto Workers Union. United Auto Workers Local No. 879 represented workers at the Twin Cities Ford Motor Company Assembly Plant (RA-SL-04671) in Highland Park; the chapter appears to have been the first group of workers in the nation to organize at a Ford Motor Company auto plant. The local chapter's first office located was at 444 Rice Street in St. Paul; in 1955, the chapter opened the Local 879 Union Hall at 2191 Ford Parkway, just north of the Highland Park Ford Plant. In 1970, the Twin Cities Auto Employees Federal Credit Union was also listed as a building occupant. The UAW union sold the hall in 2013, two years after the closure of the Highland Park Ford Plant.³

In 2002, a building permit was filed for unspecified remodeling work estimated at a cost of \$200,000; another permit for unspecified work estimated at \$9,900 was filed in 2003.⁴ Additional permits for work estimated at \$9,900, \$183,990, and \$64,500 were filed in 2013, following the sale of the property; this is likely when the primary facade was remodeled and clad with metal paneling.⁵ Today, the property is occupied by Erik's Bikes.

Significance

This property was evaluated under the context "Highland Park: 1925 – 1975".⁶

This property is associated with the UAW Local No. 879, the first union to successfully organize at a Ford Motor Company plant, and as such has potential significance for its historic function as a meeting hall and its association with local labor unions. However, the property does not retain integrity and it no longer

² Aerial photographs, 1951 and 1953, John R. Borchert Map Library, Minnesota Historical Aerial Photographs, <https://apps.lib.umn.edu/mhapo/>.

³ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1955), 936; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1961), 200; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1965), 174; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 166; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 178; Brian McMahon, "The UAW Local 879, 75 years ago: Ford, FDR, and the hard-fought battles behind the launch of this legendary labor leader," University of Minnesota Press Blog, July 15, 2016, <https://uminnpressblog.com/2016/07/15/the-uaw-local-879-75-years-ago-ford-fdr-and-the-hard-fought-battles-behind-the-launch-of-this-legendary-labor-leader/>.

⁴ St. Paul building permit 20 01 242016 REM 00 B, 2191 Ford Parkway, January 4, 2001, St. Paul Online Services;

⁵ St. Paul building permit 20 03 301511 EXP 00 B, 2191 Ford Parkway, May 19, 2003, St. Paul Online Services; St. Paul building permit 20 13 164811 REM 00 B, 2191 Ford Parkway, March 27, 2013, St. Paul Online Services; St. Paul building permit 20 13 170629 REM 00 B, 2191 Ford Parkway, May 7, 2013, St. Paul Online Services; St. Paul building permit 20 13 196158 REM 00 B, 2191 Ford Parkway, June 17, 2013, St. Paul Online Services.

⁶ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

communicates its potential historic significance through physical materials and features. Therefore, the property is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, it does not have significance and is therefore recommended as **not eligible** under Criterion B.

The building is not an exemplary example of a building type or architectural style and does not retain integrity. The property is not known to be the work of a master. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, it does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a loss of historical integrity.

Bibliography

City of St. Paul. Permits: 2191 Ford Parkway. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 01 242016 REM 00 B, January 4, 2001.

Building permit 20 03 301511 EXP 00 B, May 19, 2003.

Building permit 20 13 164811 REM 00 B, March 27, 2013.

Building permit 20 13 170629 REM 00 B, May 7, 2013.

Building permit 20 13 196158 REM 00 B, June 17, 2013.

John R. Borchert Map Library. Aerial photographs, 1951 and 1953. Minnesota Historical Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>.

McMahon, Brian. "The UAW Local 879, 75 years ago: Ford, FDR, and the hard-fought battles behind the launch of this legendary labor leader." University of Minnesota Press Blog. July 15, 2016. <https://uminnpressblog.com/2016/07/15/the-uaw-local-879-75-years-ago-ford-fdr-and-the-hard-fought-battles-behind-the-launch-of-this-legendary-labor-leader/>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1955, 1960, 1965, 1970, and 1975.

Maps



Aerial view of RA-SPC-11322, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11322, October 2021, south and west elevations, looking northeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11322, October 2021, north elevation, looking southwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: United Auto Workers Local No. 879

Inventory No.: RA-SPC-11322

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11322, October 2021, east elevation, looking northwest.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Ford Parkway Standard Oil Service Station

Other Names: Big O Tires

Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New Review and Compliance No.: 2019-1850

Extant: Yes Agency Proj. No.: _____

Survey Type: Reconnaissance Grant No.: _____

Location Information

Street Address: 2185 Ford Parkway

County: Ramsey City/Twp: St. Paul

If Multiple, List All Counties: _____ If Multiple, List All Cities/Townships: _____

Total Acres: 0.35

USGS 7.5 Quad Name(s): St. Paul West

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: NE QtrQtr: NW Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: SAINT CATHERINE PARK

Block(s): 7

Lot(s): 29, 30, 31

Property Identification Number (PIN): 123-172823120050

UTM Coordinates:

Datum: 1992

UTM Zone	Easting	Northing
<u>15T</u>	<u>484778</u>	<u>4973887</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: 1 Sites: Objects:

Function or Use

Historic:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: other

Function/Use Subcategory (if other): automobile service station

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: other

Function/Use Subcategory (if other): automobile service station

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: No Style

Architectural Style (if other): _____

Exterior Material: Brick

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1968

Other Significant Construction Dates: c. 2003 (addition) *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit; aerial photographs

Architect/Builder/Engineer: Kraus Anderson (contractor)

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station

Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2185 Ford Parkway is a one-story, masonry building at northwest corner of Ford Parkway and Cretin Avenue South. The building is located on the north side of Ford Parkway, which contains mostly commercial properties in this area of the Highland Park neighborhood. The property is bordered by Ford Parkway to the south, another commercial building to the west, an alley to the north, and Cretin Avenue South to the east. The building is located on the north half of its parcel; an associated parking lot occupies the south half of the parcel. A small concrete block trash enclosure is located to the east of the building; a large metal pylon sign is located at the southeast corner of the parking lot.

2185 Ford Parkway is a one-story building composed of two segments – an L-shaped, original building and a slightly taller, flat-roofed, box-like addition with a single garage bay added to the north elevation in the 1990s or early 2000s. When viewed from the street, the original building appears to have a flat roof; in reality, a parapet hides a gabled roof with a low slope. The building is clad with red brick and metal paneling on its primary south and east elevations; secondary west and north elevations have painted concrete block.

The building's southeast corner contains the primary entrance, a single glass and aluminum door flanked by aluminum storefront windows beneath an awning. Metal overhead doors are located on the south and east elevations. A rear entrance consisting of a single flush door is located on the north elevation, providing access to the alley behind the building.

Integrity

The building does not retain integrity to the date of its construction. The property has not been moved and retains integrity of location. The property's integrity of setting has been somewhat compromised by the removal of the commercial building to the east (across the intersection) sometime between 2003 and 2006 and the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the south, but the north side of Ford Parkway still contains primarily commercial buildings, much as it did at the time of the property's construction. The property does retain its historic function as an automobile service station, allowing it to communicate integrity of feeling and association. However, the property's integrity of materials, workmanship, and design has been compromised by the rear addition and the addition of the parapet to the original building. The addition of the parapet, as well as the description of the building in the original building permit (see below), suggests that the existing metal paneling at the parapet and brick veneer at the lower portion of the façade are also later alterations that compromise the property's integrity of materials and workmanship.¹

¹ Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Statement of Significance

Property History

2185 Ford Parkway was constructed in 1968 by the Standard Oil company. Built by contractor Kraus Anderson, the 53 by 29-foot one-story building was described in the original building permit as a “metal building” with concrete block foundation estimated at a cost of \$30,000. The property was designed as an automobile service station, and operated as the “Ford Parkway Standard” through at least the mid-1970s.² Sometime between 1991 and 2003, the rear addition was constructed; it appears that parapets were also added to the original building at this time. The concrete block trash enclosure was constructed between 2011 and 2015. In 2011, a permit was filed for approximately \$22,500 in unspecified repair work; a permit for unspecified remodeling work estimated at a cost of \$10,500 was filed in 2012.³

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975”.⁴

The property’s construction date (1968) is consistent with the development of the north side of Ford Parkway as a commercial strip during the postwar era. However, no information was uncovered to suggest that the property is individually significant within the context of Highland Park’s development. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion A.

The property does not have known associations with significant individuals. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion B.

This property’s materials and massing and the presence of an associated parking lot reflect the characteristics of postwar commercial buildings. However, the building is not an exemplary example of a building type or architectural style and does not retain integrity. The contracting firm who built the property, Kraus-Anderson, was founded in Minneapolis in 1897 by James L. Robinson as the James L. Robinson Company. Early projects included the 1902 Dayton’s Department Store in downtown Minneapolis and the 1917 Minneapolis YMCA. Robinson sold the company to two employees, Matthew N. Kraus and Amos Andersen in 1929. During the postwar years, the firm’s business grew extensively. The company established a second office in St. Paul, built some of Minnesota’s first freeway bridges, and built and managed shopping centers. Projects included Miracle

² St. Paul building permit 82624, 2185 Ford Parkway, February 5, 1968, Ramsey County Historical Society; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1970), 166; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1975), 178.

³ St. Paul building permit 20 11 272256 EXP 00 B, 2185 Ford Parkway, September 6, 2011, St. Paul Online Services; St. Paul building permit 20 11 292980 REM 00 B, 2185 Ford Parkway, February 17, 2012, St. Paul Online Services; Aerial photographs, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, and 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>

⁴ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Mile Shopping Center in St. Louis Park (1951), Methodist Hospital in St. Louis Park (1955), Southtown Shopping Center in Bloomington (1961), and the Control Data Corporate Headquarters in Bloomington (1972).⁵ This small service station at 2185 Ford Parkway does not appear to be a particularly notable example of the firm’s work. Therefore, the property does not have significance and is recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory; therefore, the property does not have significance and is recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance and loss of historical integrity.

Bibliography

City of St. Paul. Building Permit Index: 2185 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2185 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 82624, February 5, 1968.

City of St. Paul. Permits: 2185 Ford Parkway. St. Paul Online Services, <https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 11 272256 EXP 00 B, September 6, 2011.

Building permit 20 11 292980 REM 00 B, February 17, 2012.

“Kraus-Anderson History.” Krausanderson.com. Accessed November 11, 2021. <https://www.krausanderson.com/about/history/>.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

Peippo, Kathleen. “Kraus-Anderson Companies, Inc.” Encyclopedia.com. Accessed November 11, 2021. <https://www.encyclopedia.com/books/politics-and-business-magazines/kraus-anderson-companies-inc>.

⁵ “Kraus-Anderson History,” Krausanderson.com, accessed November 11, 2021, <https://www.krausanderson.com/about/history/>; Kathleen Peippo, “Kraus Anderson Companies, Inc.,” Encyclopedia.com, accessed November 11, 2021, <https://www.encyclopedia.com/books/politics-and-business-magazines/kraus-anderson-companies-inc>.

Minnesota Individual Property Inventory Form – Continuation Sheet

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Ramsey County. Aerial photographs, 1953, 1974, 1985, 1991, 2003, 2006, 2008, 2009, 2011, 2015, 2018, 2019, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1970 and 1975.

Maps



Aerial view of RA-SPC-11323, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station

Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11323, October 2021, east and south elevations, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station

Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11323, October 2021, east elevation, looking west.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Ford Parkway Standard Oil Service Station
Inventory No.: RA-SPC-11323

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11323, October 2021, north and west elevations, looking southeast.

Minnesota Individual Property Inventory Form

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: Highland Village Shopping Center

Other Names: _____

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: New

Review and Compliance No.: 2019-1850

Extant: Yes

Agency Proj. No.: _____

Survey Type: Reconnaissance

Grant No.: _____

Location Information

Street Address: 2128 Ford Parkway

County: Ramsey

City/Twp: St. Paul

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: 3.76

UTM Coordinates:

Datum: 1993

USGS 7.5 Quad Name(s): St. Paul West

UTM Zone	Easting	Northing
<u>15T</u>	<u>484951</u>	<u>4973756</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Township: 28 Range: 23 E/W: W Section: 17

QtrQtrQtr: SW QtrQtr: NE Qtr: NE

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: AUDITOR'S SUBDIVISION NO. 87

Block(s): _____

Lot(s): 1

Property Identification Number (PIN): 123-172823110092

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: Highland Village Shopping Center
Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: 1 Structures: _____ Sites: _____ Objects: _____

Function or Use

Historic:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: other

Function/Use Subcategory (if other): shopping center

Current:

Function/Use Category: Commercial/Trade

Function/Use Category (if other): _____

Function/Use Subcategory: other

Function/Use Subcategory (if other): shopping center

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: No Style

Architectural Style (if other): _____

Exterior Material: Stucco

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: 1975

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): Building permit

Architect/Builder/Engineer: Ryan Construction (contractor); George Kolinsky (architect)

Architect/Builder/Engineer Documentation: Building permit

Minnesota Individual Property Inventory Form

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: Lauren Anderson

Organization/Firm (if applicable): New History

Date Inventory Form Prepared: 11/14/2021

Recommended Individual Evaluation:

Recommended District Evaluation:

Eligible for the National Register

Within a National Register-Eligible District

Not Eligible for the National Register

Contributing Status: _____

More Information Needed for Evaluation

District Name: _____

District Inventory Number: _____

Eligible for Local Designation

Within a Locally-Eligible District

Not Eligible for Local Designation

Contributing Status: _____

More Information Needed for Local Designation

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Historic District Recommendation (NRHP)

Concur

Does Not Concur

More Information Needed

Contributing/Noncontributing Status Recommendation

Concur

Does Not Concur

More Information Needed

Comments:

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Narrative Description

Property Description

2128 – 2142 Ford Parkway is a one-story, flat-roofed shopping center at the southwest corner of Ford Parkway and Finn Street. Other commercial buildings, including two other strip malls, are located to the north and east along Ford Parkway. The former site of the Ford Motor Company Assembly Plant (RA-SPC-04671), currently under redevelopment, is located to the west. The shopping center is set back from Ford Parkway behind an associated parking lot located to the north and east of the building. A pylon sign is located at the north side of the parking lot. A paved access drive runs along the west and south elevations of the building.

The strip mall is an L-shaped shopping center divided into north and south sections. The north half of the building (the vertical stroke of the L) holds several individual businesses; the south half of the building (the horizontal stroke of the L) holds a grocery store. The strip mall is clad with an Exterior Insulation Finishing System (EFIS) on its primary, parking lot-facing east and north elevations and painted concrete block and brick on its secondary west and south elevations. Primary entrances to individual businesses are located along the primary east and north elevations; rear service entrances are located along the secondary west and south elevations.

At the secondary west and south (rear) elevations, the building is clad with painted concrete block and brick. The upper portion of the façade features textured concrete and square tiles beneath metal coping at the roof line. The several service entrances located on these elevations consist of flat slab metal doors. Two entrances are located at small metal loading docks. At the southwest corner, there is a large concrete loading dock with a flat-roofed metal canopy. Conduit and metal rain water leaders are attached to the façade.

The primary north and east (parking lot-facing) elevations are clad with EIFS paneling. The south section of the building contains two entrances to the grocery store within. The primary entrance is located at the junction of the north and south sections of the building (at the interior corner of the “L”). The entrance is recessed into the façade and consists of a metal storefront system flanked by multi-light storefront windows. The ceiling above the entrance has metal paneling with inset light fixtures. Above the entrance, the façade extends above the roofline to form a false front; signage displaying the name of the grocery store is attached to the façade. A secondary entrance is recessed into the façade at the northeast corner of the south section of the building. It similarly consists of a metal storefront system beneath a metal paneled ceiling with inset light fixtures. Between the primary and secondary entrances, the north elevation of the south section features three multi-light metal storefront window systems with painted metal sills beneath metal awnings. The east elevation of the south section is a blank wall without fenestration, with EFIS and painted brick at the upper and lower portions of the façade, respectively.

At the east and north elevations of the north section of the building, the roof has a false front composed of metal paneling which gives the appearance of a hipped roof. Signage is attached to the upper portions of the

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

façade. At the east elevation, the roof extends beyond the wall plane to form an overhang supported by square, EFIS-clad columns, which shelters a concrete walkway providing access to the individual stores. Above the walkway, there is a dropped acoustical ceiling tile system. Entrances to each tenant space consist of metal storefront systems, either full height or partial height with concrete sills. The storefront at the 2132/2134 tenant space is composed of wood paneling. The north elevation of the north section is a blank wall without fenestration.

Integrity

The building appears to retain fair integrity to the date of its construction. The property has not been moved and retains integrity of location. Though integrity of setting has been somewhat compromised by the construction of the strip mall to the east sometime between 1991 and 2003 and the construction of new commercial buildings to the north across Ford Parkway sometime between 1985 and 1991, as well as the recent removal of the Ford Motor Company Assembly Plant (RA-SPC-04671) to the west and south, the surrounding buildings still serve a commercial function, as they did at the time of the property’s construction. The property retains its original massing, form, and site layout (including a front parking lot), as well as its historic function, allowing it to retain integrity of feeling and association. Integrity of design, materials and workmanship is difficult to assess, given the limited information available. It is possible that the EFIS cladding at the primary elevations is a later alteration; however, EFIS was in use for commercial buildings during the 1970s, so it is also possible that this material is original. The variations in storefront design and ceiling materials beneath entrance overhangs suggest that some storefront systems and ceiling finishes are non-original replacements. The list of permits for unspecified work at the building (see Property History below) also suggests that its exterior appearance has been altered since its construction. Given the utilitarian character of strip mall design, known alterations to the building are relatively minor and allow it to retain fair integrity to the date of its construction.¹

Statement of Significance

Property History

2128 - 2142 Ford Parkway was constructed in 1975 by owner and contractor Ryan Construction. Designed by architect George Kolinsky, the 234 by 420-foot shopping center was built at an estimated cost of \$500,000.² According to the 1977 St. Paul city directory, the building’s earliest occupants included Applebaum Food Markets, First Federal Savings & Loan, Highland Optical, Bachman’s Florists, Jolly’s Inc, Toys, and Nutrition World.³ In the early 1980s, building permits were filed for two unspecified remodeling projects at 2130 Ford Parkway, each at an estimated cost of \$65,000. In 1983, 2136 Ford Parkway was remodeled for an estimated

¹ Aerial photographs, 1985, 1991, 2003, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

² St. Paul building permit 184663, 2128 Ford Parkway, August 18, 1975, Ramsey County Historical Society.

³ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1977), 177.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

cost of \$40,000.⁴ Sometime between 1991 and 2003, the false hipped roof was added to the north half of the building.⁵ Between 2002 and 2017, several permits were filed for unspecified repair or remodeling work at estimated costs of \$185,800 (2002), \$50,000 (2004), \$75,000 (2007), \$35,000 (2017), and \$35,000 (2019).⁶ Today, the property remains in use as a shopping center. Current tenants include a coffee shop, a massage therapist, a sandwich shop, a phone service provider, a chiropractor, a hair salon, a graphic design and printing service, and a grocery store.

Significance

This property was evaluated under the context “Highland Park: 1925 – 1975” and “St. Paul Shopping Centers: 1939 – 1975.”⁷

The property’s date of construction (1975) is consistent with the development of shopping centers in neighborhoods at the outskirts of St. Paul following World War II. The property was not an early example of a shopping center in the city or this neighborhood, having been preceded by the 1939 Highland Village Shopping Center (at the southeast corner of Ford Parkway and South Cleveland Avenue) and several others within St. Paul proper. In St. Paul city directories from the late 1970s, the property is not included among the shopping centers listed in the classified section, suggesting that it was considered either an extension of the nearby Highland Village Center or not significant enough to merit its own listing. Therefore, the property does not appear to be a particularly influential or notable example of shopping center development. The property’s location along Ford Parkway is indicative of the concentration of commercial development in this area of Highland Park in the decades following World War II. However, no information was uncovered to suggest that the property is individually significant within the context of Highland Park’s development. Furthermore, aerial photographs indicate that the two blocks of Ford Parkway east of Cleveland Avenue South do not retain integrity to the postwar era. Therefore, the property is not significant and is recommended as **not eligible** under Criterion A.⁸

⁴ St. Paul building permit 168239, 2136 Ford Parkway, December 1983, Ramsey County Historical Society; St. Paul building permit 156802, 2130 Ford Parkway, June 1983, Ramsey County Historical Society; St. Paul Building Permit 131373, 2130 Ford Parkway, February 12, 1982, Ramsey County Historical Society.

⁵ Aerial photographs, 1991 and 2003, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

⁶ St. Paul building permit 20 02 103023 EXP 00 B, March 4, 2002, 2128 Ford Parkway, St. Paul Online Services; St. Paul building permit 20 04 053355 REM 00 B, 2128 Ford Parkway, March 9, 2004, St. Paul Online Services; St. Paul building permit 20 07 108309 REM 00 B, 2128 Ford Parkway, July 11, 2007, St. Paul Online Services; St. Paul building permit 20 17 001981 REM 00 B, 2128 Ford Parkway, January 1, 2017, St. Paul Online Services; St. Paul building permit 20 19 073484 REM 00 B, 2128 Ford Parkway, August 12, 2019, St. Paul Online Services.

⁷ Saleh Miller and Lauren Anderson, *2021 Reconnaissance Architectural History Survey and Assessment of Effects Study for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota* (prepared for Minnesota Housing Finance Agency, 2021), on file at the 106 Group, St. Paul, Minnesota.

⁸ R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1978), 125; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1980), 112; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1976), 146; Aerial photographs, 1985, 1991, 2003, and 2020, Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

The property does not have known associations with significant individuals. Therefore, it is not significant and recommended as **not eligible** under Criterion B.

This property’s massing and form, including the presence of an associated parking lot, reflect the characteristics of postwar shopping centers. However, no information was uncovered to suggest that this property is an excellent example of the shopping center building type or a particular architectural style.

The property’s architect, George Kolinsky, was employed by the renowned Minneapolis architectural practice of Liebenberg and Kaplan before starting his own firm around 1959. Preliminary newspaper research suggests that Kolinsky specialized in apartment design, often partnering with Minneapolis apartment developer Barney J. Rubel on projects. Apartments designed by Kolinsky included the Park Towers apartments in St. Louis Park (c. 1962); the Calhoun Shore Apartments in Minneapolis (c. 1964); Highcroft Manor in Wayzata (c. 1963); and the Park Shore Estate apartments in Bloomington (c. 1967). As a shopping center, 2128 Ford Parkway does not appear particularly representative of Kolinsky’s work.⁹

The property’s builder, Ryan Construction, was established in the 1930s in Hibbing, Minnesota. During the 1950s, the company became increasingly known for its development and leaseback of buildings to major grocers like Piggly Wiggly, Red Owl, and Supervalu. Preliminary newspaper research using *Minneapolis Star* and *Minneapolis Tribune* articles from the late 1950s through 1980 indicates that Ryan Companies was involved in the construction and ownership of numerous office buildings and shopping centers in Minnesota. Projects included the Southdale Office Park in Edina (c. 1958), the Burnsville Business Center (c. 1980), the Shorewood Shopping Center (c. 1974), an unnamed shopping center in Eveleth (c. 1965), and the Town and Country Shopping Center in Duluth (1957). Information was not uncovered to suggest that 2128 Ford Parkway was a particularly notable example of Ryan Construction’s shopping center development.¹⁰ Therefore, the property is not significant and recommended as **not eligible** under Criterion C.

This property has not yielded nor been identified as likely to yield information important in prehistory. Therefore, it is not significant and recommended as **not eligible** under Criterion D.

Recommendation

This property is not recommended for further survey at the intensive level due to a lack of historical significance.

⁹ “Correction,” *Minneapolis Tribune*, November 24, 1959; Dick Caldwell, “Dietrich Building Edina Apartments,” *Minneapolis Star*, April 28, 1967; Dick Caldwell, “Apartment Builder Maintains Pace,” *Minneapolis Star*, March 26, 1965; Jim Cesnik, “New Apartments,” *Minneapolis Star*, September 6, 1963; “Work Begins on Disputed Building,” *Minneapolis Star*, December 4, 1964; “Topping Off,” *Minneapolis Star*, October 19, 1961.

¹⁰ “Building Contracts Dip in July,” *Minneapolis Star*, August 12, 1965; “Work Has Started on Area Center,” *Minneapolis Star*, June 6, 1974; Ralph Mason, “First Office Park Project Under Way,” *Minneapolis Star*, May 28, 1958; Ralph Mason, “City Men Buy Duluth Shopping Center,” *Minneapolis Star*, March 20, 1958; “Around Minnesota,” *Minneapolis Star*, August 15, 1980; “Our History,” Ryancompanies.com, accessed November 11, 2021, <https://www.ryancompanies.com/about>.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

City of St. Paul. Building Permit Index: 2128 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

City of St. Paul. Permits: 2130 – 2136 Ford Parkway. On file at the Ramsey County Historical Society, St. Paul, Minnesota.

Building permit 184663, August 18, 1975.

Building permit 168239, 2136 Ford Parkway, December 1983.

Building permit 156802, 2130 Ford Parkway, June 1983.

Building permit 131373, 2130 Ford Parkway, February 12, 1982.

City of St. Paul. Permits: 2128 Ford Parkway. St. Paul Online Services,
<https://online.stpaul.gov/stpaulportal/sfjsp?interviewID=PublicSearch>.

Building permit 20 02 103023 EXP 00 B, March 4, 2002.

Building permit 20 04 053355 REM 00 B, March 9, 2004.

Building permit 20 07 108309 REM 00 B, July 11, 2007.

Building permit 20 17 001981 REM 00 B, January 1, 2017.

Building permit 20 19 073484 REM 00 B, August 12, 2019.

Minneapolis Tribune.

“Correction,” November 24, 1959.

Minneapolis Star.

“Apartments Will Have Foyer,” August 5, 1959.

“Around Minnesota,” August 15, 1980.

“Building Contracts Dip in July,” August 12, 1965.

Caldwell, Dick. “Dietrich Building Edina Apartments,” April 28, 1967.

Caldwell, Dick, “Apartment Builder Maintains Pace,” March 26, 1965.

Cesnik, Jim. “New Apartments,” September 6, 1963.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Mason, Ralph. "First Office Park Project Under Way," May 28, 1958.

Mason, Ralph. "City Men Buy Duluth Shopping Center," March 20, 1958.

"Topping Off," October 19, 1961.

"Work Begins on Disputed Building," December 4, 1964.

"Work Has Started on Area Center," June 6, 1974.

Miller, Saleh and Lauren Anderson. *2021 Reconnaissance Architectural History Survey for the Ford Site Redevelopment Project, St. Paul, Ramsey County, Minnesota*. Prepared for Minnesota Housing Finance Agency, St. Paul, Minnesota. Prepared by 106 Group, St. Paul, Minnesota. On file at 106 Group, St. Paul, Minnesota.

"Our History." Ryancompanies.com. Accessed November 11, 2021. <https://www.ryancompanies.com/about>.

Ramsey County. Aerial photographs, 1985, 1991, 2003, and 2020. Ramsey County Property Information, <https://maps.co.ramsey.mn.us/MapRamsey/>.

R. L. Polk & Co. *St. Paul City Directory*. St. Paul, MN: 1976, 1977, 1978, 1980.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

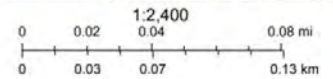

Maps



11/5/2021, 6:31:04 PM

Streets

- Interstate
- US or State Highway
- Connector (Ramp)
- County Road
- Local Road
- Privately Maintained Public Access Road



Ramsey Cou
Ramsey County 1

Aerial view of RA-SPC-11324, 2021. Courtesy of Ramsey County.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____

Photographs



RA-SPC-11324, October 2021, east and north elevations, looking southwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11324, October 2021, north and east elevations, looking southwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11324, October 2021, east elevation, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11324, October 2021, east elevation, looking northwest.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11324, October 2021, west elevation, looking southeast.

**Minnesota Individual Property
Inventory Form – Continuation Sheet**

Historic Name: Highland Village Shopping Center

Inventory No.: RA-SPC-11324

Associated MN Multiple Property Form (Name and Inventory No): _____



RA-SPC-11324, October 2021, south elevation, looking northwest.



106GROUP

Connecting People + Place + Time

ARCHAEOLOGICAL LITERATURE REVIEW AND ASSESSMENT FOR THE FORD SITE REDEVELOPMENT PROJECT

St. Paul, Ramsey County, Minnesota

December 2021

**CONFIDENTIAL ARCHAEOLOGICAL RESOURCES INFORMATION – NOT FOR
PUBLIC DISTRIBUTION**



ARCHAEOLOGICAL LITERATURE REVIEW AND ASSESSMENT FOR THE FORD SITE REDEVELOPMENT PROJECT

St. Paul, Ramsey County, Minnesota

SHPO File No. 2019-1850

106 Group Project No. 2938

SUBMITTED TO:

Minnesota Housing Finance Agency
400 Wabasha St N, Unit 400
St Paul, MN 55102

SUBMITTED BY:

106 Group
1295 Bandana Blvd N. #335
St. Paul, MN 55108

REPORT AUTHOR:

Tyler Lund-Kyrola, B.A.

December 2021

MANAGEMENT SUMMARY

During October and November 2021, 106 Group conducted an archaeological literature review and assessment for the Ford Site Redevelopment Project (Project). The Minnesota Housing Financing Agency (MHFA) is funding two separate projects within the Ford Site. These Projects include the Highland Bridge Apartments (hereinafter referenced as Parcel A), located at 830 Cretin Avenue, which includes the proposed construction of a five-story, 60-unit affordable housing building; and the Emma Norton Residence, which includes the proposed construction of a five-story affordable housing building at the southeast corner of Highland Bridge Lot 2, Block 1 (hereinafter referenced as Parcel B). This Project anticipates receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) and, therefore, must comply with Section 106 of the National Historic Preservation Act of 1966, as amended. In addition, MHFA, as the Responsible Entity, is required to complete a Part 58 Environmental Review and, therefore, compliance with applicable state mandates governing cultural resources, such as the Minnesota Field Archaeology Act, Minnesota Historic Sites Act, and Minnesota Private Cemeteries Act, are required.

The Project area is located in Section 17, Township 28 N, Range 23 W, St. Paul, Minnesota. An Area of Potential Effect (APE) for archaeology includes all areas of proposed construction activities or other potential ground-disturbing activities associated with construction and includes two parcels (Parcel A and Parcel B) totaling 1.47 acres (0.59 hectares [ha]). These parcels combine to comprise the recommended APE. The archaeological investigation included a literature review and desktop assessment. The literature review consisted of a review of documentation recording previously identified archaeological sites within the recommended APE and within one mile (1.6 kilometers [km]) of the recommended APE, and of surveys previously conducted within the recommended APE. Historical maps and aerial photographs were also reviewed to aid in the archaeological investigation. The desktop assessment identified whether the recommended APE has the potential to contain unknown intact archaeological resources that may be potentially eligible for listing in the National Register of Historic Places (NRHP).

Research indicates that no archaeological surveys have been previously conducted within the recommended APE. Research indicates that no previously recorded and one previously reported archaeological site are located within the recommended APE. Four previously recorded and no previously reported archaeological sites are located within one mile of the recommended APE. The potential for precontact archaeological resources within the recommended APE is low, due to a lack of indicators of increased potential. While there may be artifacts and/or features from previous activities at this site, the potential for uncovering significant post-contact archaeological resources within the recommended APE is low, due to the lack of integrity for expected deposits and the lack of significance those deposits may have, if they were to exist. Therefore, 106 Group recommends no further archaeological work be conducted for the Project as currently planned.

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 METHODS.....	3
2.1 Objectives.....	3
2.2 Area of Potential Effects	3
2.3 Background Research	3
2.4 Archaeological Assessment.....	3
3.0 LITERATURE REVIEW	5
3.1 Previous Studies.....	5
3.2 Previously Identified Resources.....	5
3.3 Environmental History Overview	6
3.4 Historical Research.....	6
4.0 ARCHAEOLOGICAL ASSESSMENT	8
5.0 RECOMMENDATIONS	10
REFERENCES CITED	11
APPENDIX A: PROJECT PERSONNEL	

LIST OF FIGURES

FIGURE 1. PROJECT LOCATION AND LITERATURE REVIEW RESULTS	2
FIGURE 2. ARCHAEOLOGICAL ASSESSMENT RESULTS	9

LIST OF TABLES

TABLE 1. LEGAL DESCRIPTION OF SECTIONS INCLUDED IN THE RECOMMENDED APE.....	1
TABLE 2. PREVIOUSLY IDENTIFIED ARCHAEOLOGICAL SITES WITHIN THE RECOMMENDED APE AND WITHIN ONE MILE OF THE RECOMMENDED APE	5

1.0 INTRODUCTION

During October and November 2021, 106 Group conducted an archaeological literature review and assessment for the Ford Site Redevelopment Project (Project). The Minnesota Housing Financing Agency (MHFA) is funding two separate projects within the Ford Site. These Projects include the Highland Bridge Apartments (hereinafter referenced as Parcel A), located at 830 Cretin Avenue, which includes the proposed construction of a five-story, 60-unit affordable housing building; and the Emma Norton Residence, which includes the proposed construction of a five-story affordable housing building at the southeast corner of Highland Bridge Lot 2, Block 1 (hereinafter referenced as Parcel B). This Project anticipates receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) and, therefore, must comply with Section 106 of the National Historic Preservation Act of 1966, as amended. In addition, MHFA, as the Responsible Entity, is required to complete a Part 58 Environmental Review and, therefore, compliance with applicable state mandates governing cultural resources, such as the Minnesota Field Archaeology Act, Minnesota Historic Sites Act, and Minnesota Private Cemeteries Act, are required.

The Project area is located on Section 17, Township 28 N, Range 23 W, St. Paul, Minnesota (Figure 1). An appropriate Area of Potential Effects (APE) for archaeology includes all areas of proposed construction activities or other potential ground-disturbing activities associated with construction and includes two parcels (Parcel A and Parcel B) 1.47 acres (0.59 hectares [ha]). These parcels combine to comprise the recommended APE. The archaeological investigation included a literature review and desktop assessment. The literature review consisted of a review of documentation recording previously identified archaeological sites within the recommended APE and within one mile (1.6 kilometers [km]) of the recommended APE, and of surveys previously conducted within the recommended APE. Historical maps and aerial photographs were also reviewed to aid in the archaeological investigation. The desktop assessment identified whether the recommended APE has the potential to contain unknown intact archaeological resources that may be potentially eligible for listing in the National Register of Historic Places (NRHP).




Table 1. Legal Description of Sections Included in the Recommended APE

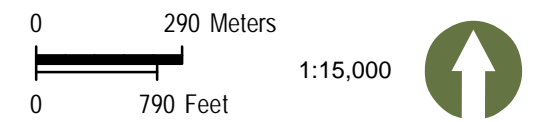
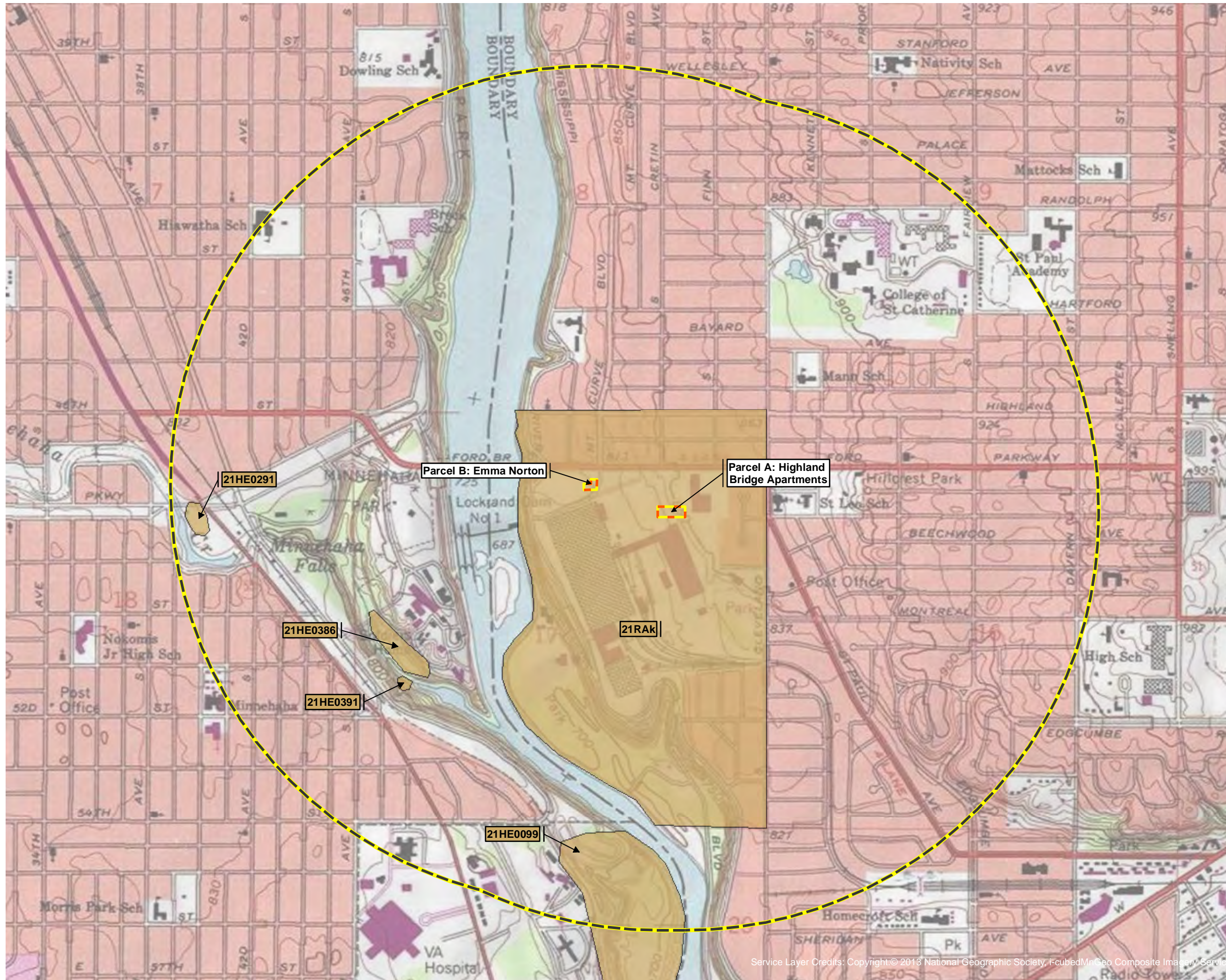
County	Township	Range	Section
Ramsey	28 N	23 W	17

The following report describes Project methodology, environmental setting, previous investigations, results, archaeological assessment, and recommendations for the Ford Site Redevelopment Project. Appendix A contains list of Project personnel.

**Ford Site Redevelopment Project
Archaeological Literature
Review and Assessment**

St. Paul, Ramsey County, Minnesota

-  Recommended APE
-  One-Mile Context Area
-  Previously Identified Archaeological Site



Project Location and Literature
Review Results

Figure 1

2.0 METHODS

2.1 Objectives

The primary objective of the literature review was to identify whether there are any known archaeological sites within the recommended APE and to identify whether any portion of the recommended APE may have been previously surveyed. The objective of the archaeological assessment was to assess whether the recommended has the potential to contain any unknown intact archaeological resources that may be potentially eligible for listing in the NRHP. The results of this investigation aid in determining what, if any, additional archaeological resources studies may need to be completed to comply with federal and state laws. All work was conducted in accordance with the Minnesota State Historic Preservation Office (SHPO) *Manual for Archaeological Projects in Minnesota* (SHPO 2005) and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 Federal Register 44716-44740] (National Park Service [NPS] 1983).

2.2 Area of Potential Effects

An appropriate recommended APE for archaeology includes all areas of proposed construction activities or other potential ground disturbing activities associated with construction and includes two parcels (Parcel A and Parcel B) totaling 4.89 acres (1.98 ha).

2.3 Background Research

A literature review, including research at SHPO and the Minnesota Office of the State Archaeologist (OSA), was completed for the Project in October 2021 to obtain information regarding previously identified archaeological sites within the recommended APE¹. Information was gathered on archaeological sites within a one mile (1.6 km) radius of the recommended APE in order to provide a broader context and to provide a basis to assess the general potential for archaeological sites in the vicinity of the recommended APE. Reports of previous archaeological investigations were also reviewed to determine if any portion of the recommended APE had been previously surveyed and, therefore, would not require further investigation. In addition, multiple documentary sources were consulted, including historical plat maps and aerial photographs, in order to identify portions of the recommended APE that possess a higher potential for containing intact significant archaeological sites.

2.4 Archaeological Assessment

The assessment was based on the results of the background research only, and no site visit was conducted.

Areas generally assessed as having a greater probability to contain intact archaeological sites included undisturbed portions of the recommended APE that are:

¹ For background research regarding known historic properties and previously conducted cultural resource surveys, we rely primarily on the information on file at SHPO. 106 Group cannot guarantee the accuracy and reliability of the data provided.

- located within 500 feet (ft) (150 meters [m]) of an existing or former water source of 40 acres (19 ha) or greater in extent, or within 500 ft (150 m) of a former or existing perennial stream;
- located on topographically prominent landscape features;
- located within 300 ft (100 m) of a previously reported site; or
- located within 300 ft (100 m) of a former or existing historical structure or feature (such as a building foundation or cellar depression).

Areas assessed as having a relatively low potential for containing intact archaeological resources included inundated areas, former or existing wetland areas, poorly drained areas, areas with slope of 20 degrees or greater, and areas of extensive disturbance.

3.0 LITERATURE REVIEW

3.1 Previous Studies

Research indicates that no previous archaeological surveys have been conducted within the APE.

3.2 Previously Identified Resources

No archaeological sites have been recorded (field confirmed) and one site has been reported (not field confirmed) within the recommended APE (Figure 1, Table 2). The APE is located within the boundaries of site 21RAk, Rumtown, which has little information on record at either OSA or SHPO. Rumtown was located approximately one mile from Fort Snelling, and residents sold liquor to the soldiers at Fort Snelling- a practice which caused official at Fort Snelling to evict those within Rumtown and destroy their cabins as reported by E.S. Seymour in 1849 (Seymour 1850). Rumtown is recorded as a ghost town site occupied prior to 1850 and its boundaries include the entirety of Section 17, Township 28 N, Range 23 W on the east side of the Mississippi River (OSA 2021).

Four sites have been recorded and no sites have been reported within one mile of the recommended APE (Figure 1, Table 2). These sites are all on the western side of the Mississippi River, whereas the recommended APE is on the eastern side. Site 21HE0099, Fort Snelling, is a multicomponent U.S. military fort and precontact habitation site, and is comprised of artifact scatters, standing structures, and structural ruins (Pnewski 2020). Site 21HE0291, Longfellow Gardens, is a post-contact structural ruin and artifact scatter (Halverson 1998). Site 21HE0391, Debris Field, is a precontact lithic workshop and post-contact artifact scatter (Mireas 2010b).

Table 2. Previously Identified Archaeological Sites within the Recommended APE and within One Mile of the Recommended APE

Site No.	Site Name	Township	Range	Section	¼ Section	Description
21RAk	Rumtown	28 N	23 W	17	-	Post-contact ghost town (within recommended APE)
21HE0099	Fort Snelling	28 N	23 W	29	NE-SE	Post-contact fort, precontact habitation site
21HE0291	Longfellow Gardens	28 N	23 W	18	NE-NW	Post-contact artifact scatter, structural ruin
21HE0386	Minnehaha Site	28 N	23 W	17	NW-NW	Precontact habitation site, post-contact sawmill
21HE0391	Debris Field	28 N	23 W	17	NE-SW	Precontact and post-contact artifact scatter

3.3 Environmental History Overview

The recommended APE is located in a former industrial area surrounded by residential and commercial districts in the Highland Park neighborhood of St. Paul, Minnesota. The nearest source of naturally occurring perennial water is the Mississippi River, located just over 500 ft west of the westernmost edge of the recommended APE. Soils in the recommended APE include urban land complexes, for which no additional soil data is available beyond indicating the land has been previously developed (Natural Resources Conservation Service 2021). The recommended APE is within the Eastern Broadleaf Forest Province, which is characterized by repeated glacial drift and the formation of numerous lakes and rivers (Minnesota Department of Natural Resources 2021).

3.4 Historical Research

The earliest available map that depicts the recommended APE is a map of a proposed reservation at Fort Snelling from 1837; this map depicts no development within the recommended APE (Smith 1837). A sketch map from 1839 depicts Rumtown within the recommended APE, but no details regarding structures are included on this map (United States Department of War 1839).

The next available map that depicts the recommended APE is a Bureau of Land Management General Land Office (BLM GLO) plat from 1848. This map shows the recommended APE as undeveloped land within the Military Reservation of Fort Snelling (BLM GLO 1848). 1874 Ramsey County maps also depict a lack of development within the recommended APE (Andreas 1874). Maps from 1886 depict the recommended APE and the surrounding area as subdivided farmland; land within the recommended APE is owned by Chas D. Nevin and William Dawson at this time (Hopkins 1886). Nevin's land is depicted with two structures that are possibly near or within Parcel A, though the level of detail on this map does not afford precise location information (Hopkins 1886). Maps from 1887 depict no structures or other development within the recommended APE (Curtice 1887). Ramsey County maps from 1916 show the APE as divided into housing, though it appears that no structures were actually built within the recommended APE (both Parcel A and Parcel B) (Hopkins 1916). Minnesota State Plat maps from 1916 depict the recommended APE similarly (subdivided, but not developed) (Hixson & Co. 1916).

Aerial images from 1923 show the recommended APE as farmland, with a road (matching the alignment of Ford Parkway) passing to the immediate north of Parcel B, and two unmaintained two-track roads passing through the fields near Parcel A (University of Minnesota 1923). Images from 1937 depict the Ford Plant near the recommended APE. The Twin Cities Assembly Plant began operation in 1925 (Berg et al. 2007). The bus station and parking lot of the Assembly Plant, as well as lightly wooded undeveloped land, are located to the north of Parcel B, and a walkway connecting the bus station to the main assembly building passes through Parcel B; the land within Parcel A is undeveloped at this time (University of Minnesota 1937). Images from 1945 depict no changes within Parcel B; a test track for finished vehicles passes through Parcel A (University of Minnesota 1945). Images from 1950 show no changes within either portion of the recommended APE, compared to earlier images (University of Minnesota 1950).

Historical research indicates the presence of numerous tunnels beneath the Twin Cities Assembly Plant that operated as sand mines for manufacturing glass (Berg et al. 2007). These tunnels were in use between 1926 and 1932, and then used again between 1937 and 1959 (Berg et al. 2007). The depth of these tunnels is not available, nor is the precise route of these tunnels known; however, it appears the tunnels were limited to underneath the main assembly building and are not within the recommended APE (Berg et al. 2007).

No changes to Parcel A are visible on images from 1960, though a new sidewalk was constructed within Parcel B, and the parking lot near this area has expanded between 1950 and 1960 (University of Minnesota 1950, 1960). By 1966, much of the landscape near the test track (including the land encompassed by Parcel A) has been paved (Nationwide Environmental Title Research [NETR] 1966). Between 1972 and 1979, the test track has been removed and the entirety of the landscape within Parcel A is paved parking lot (NETR 1972, 1979). Parcel B remains largely unchanged during this time period (NETR 1966, 1979).

The painting warehouse, near but not overlapping with Parcel A, was constructed in 1984 (Berg et al. 2007). Throughout the 1990s and 2000s, no changes occurred within the recommended APE (NETR 1991, 2003, 2010).

The main assembly plant and the painting facility near the recommended APE were demolished in 2012 and 2014 (City of St. Paul 2019b). Demolition began with removing utilities from active service, and in some cases removing buried utilities from the plant. Subsurface electrical and 18-inch sanitary sewer utilities associated with the main assembly building were present within Parcel B and subsurface electrical and 12-inch storm sewer utilities associated with the paint facility were present within Parcel A; demolition plans available from the City of St. Paul as well as the paved parking area's continued presence in both sections of the recommended APE indicates they were abandoned in place (City of St. Paul 2019).

The southeastern half of Parcel B overlapped a historical above-ground structure associated with the Twin Cities Assembly Plant; the component of the plant within this portion of the APE was the Training Center (originally a separate building that was incorporated with a single façade). All above ground components, subsurface foundation, and subsurface utilities associated with this structure were removed during demolition (City of St. Paul 2019). It is unclear to what depth the foundation of this structure reached, or if there were subsurface levels to this building.

4.0 ARCHAEOLOGICAL ASSESSMENT

This assessment addresses the potential for the recommended APE to contain unknown intact archaeological resources.



There are no topographically prominent landscape features within the recommended APE, though the recommended APE is located inland of a bluff above the Mississippi River. There are no precontact archaeological sites recorded or reported within the recommended APE, and all recorded sites within one mile of the recommended APE are on the western side of the Mississippi River. The recommended APE is located more than 150 m (500 ft) of the Mississippi River. Due to the lack of indicators of increased potential, the recommended APE is assessed as possessing a low potential for intact precontact archaeological resources (Figure 2).

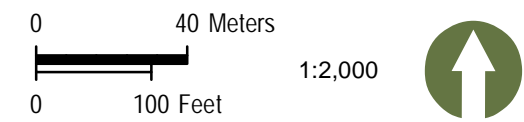
The entirety of the recommended APE is located within the boundaries of a reported post-contact archaeological site, site 21RAk. There are no recorded post-contact archaeological sites within the recommended APE. The entirety of the recommended APE is near or within former historic structures associated with the Twin City Assembly Plant and surrounding property. Parcel A is located within the former testing track, and Parcel B is partially located within the former Training Center, bus station sidewalk, and employee parking lot.

The former testing track located within Parcel A was paved, and the surrounding landscape was unpaved until the entirety of Parcel A was paved and used as a parking lot. A moderate level of disturbance is likely present within this parcel, due to subsurface utilities; disturbance associated with these utilities is likely localized and not spread throughout the entire parcel. Archaeological materials associated with these uses of the land within Parcel A likely would not extend beneath the pavement. Development associated with the Twin Cities Assembly Plant within Parcel A has likely disturbed any archaeological resources associated with 21RAk, if they were present. Parcel A therefore, is assessed as possessing low potential for intact post-contact archaeological resources (Figure 2).

A bus station sidewalk, training center, and employee parking lot were located within Parcel B. A moderate level of disturbance is likely present within this parcel, due to subsurface utilities; disturbance associated with these utilities is likely localized and not spread throughout the entire parcel. The training center has been demolished and removed, and archaeological materials associated with this structure were likely disturbed during demolition. Archaeological materials associated with the parking lot likely do not extend beneath the pavement. Any archaeological materials associated with the bus station sidewalk, if present, would likely include ephemeral and accidental discard or dropping of personal belongings, a deposit that is likely to be thin, sparse, and not tied to specific events or individuals. Further, any materials associated with this type of deposition would be scattered across the ground surface, rather than deeply buried, and were likely disturbed by the grading and paving of the existing parking lot. Development associated with the Twin Cities Assembly Plant within Parcel B has likely disturbed any archaeological resources associated with 21RAk, if they were present. Parcel B, therefore, is assessed as possessing low potential for intact post-contact archaeological resources (Figure 2).

**Ford Site Redevelopment Project
Archaeological Literature
Review and Assessment**
St. Paul, Ramsey County, Minnesota

-  Recommended APE
-  Low Potential for Intact Archaeological Resources



Archaeological Assessment Results

Figure 2

5.0 RECOMMENDATIONS

Research indicates that no archaeological surveys have been previously conducted within the recommended APE. Research indicates that no previously recorded and one previously reported archaeological site are located within the recommended APE. Four previously recorded and no previously reported archaeological sites are located within one mile of the recommended APE. The potential for precontact archaeological resources within the recommended APE is low, due to a lack of indicators of increase potential. While there may be artifacts and/or features from previous activities at this site, the potential for uncovering significant post-contact archaeological resources within the recommended APE is low, due to the lack of integrity for expected deposits and the lack of significance those deposits may have, if they were to exist. Therefore, 106 Group recommends no further archaeological work be conducted for the Project as currently planned.

REFERENCES CITED

Andreas, A.T.

1874 Minnesota State Atlas, 1874, Ramsey County.

Berg, Erin, Charlene Roise, Penny Peterson

2007 Ford Motor Company Twin Cities Assembly Plant: An Assessment of Significance and Eligibility. Prepared for the Ford Motor Land Development Corporation. On file at the Minnesota State Historic Preservation Office, St. Paul, Minnesota.

Bureau of Land Management, General Land Office [BLM GLO]

1848 Township 28N, Range 23W, 5th Meridian. United States Department of the Interior.

City of St. Paul

2019 Ford Site Plan Application, Sections II, VII, and VIII. Electronic documents, <https://www.stpaul.gov/departments/planning-and-economic-development/planning/ford-sitehighland-bridge/ford-site-0>, accessed October 28, 2021.

Curtice, D.L.

1887 Diagram of the City of St. Paul and Part of South St. Paul. Electronic document, <https://www.lib.umn.edu/collections/borchert/digitized-plat-maps-and-atlases#s-45141>, accessed October 28, 2021.

Halverson, Holly

1998 Minnesota Archaeological Site Form, 21HE0291, Longfellow Gardens. On file at the Minnesota Office of the State Archaeologist, St. Paul, Minnesota.

Hixson, W.W. & Co.

1916 State of Minnesota Plat Book, Ramsey County, <http://geo.lib.umn.edu/collections/digitizedplatbooks/stateofmn1916.html>, accessed October 28, 2021.

Hopkins, G.M.

1884 Map of St. Paul, Minnesota. Electronic document, <https://www.lib.umn.edu/collections/borchert/digitized-plat-maps-and-atlases#s-45141>, accessed October 28, 2021.

1916 Map of St. Paul, Minnesota. Electronic document, http://geo.lib.umn.edu/plat_books/stpaul1916/reference/map00263.jpg, accessed October 28, 2021.

Mieras, Kevin

2010a Minnesota Archaeological Site Form, 21HE0386, Minnehaha Site. On file at the Minnesota Office of the State Archaeologist, St. Paul, Minnesota.

Mieras, Kevin

2010a Minnesota Archaeological Site Form, 21HE0391, Debris Field. On file at the Minnesota Office of the State Archaeologist, St. Paul, Minnesota.

Minnesota Department of Natural Resources

2021 Ecological Classification System, Eastern Broadleaf Forest Province, Electronic document, <https://www.dnr.state.mn.us/ecs/222/index.html>, accessed October 28, 2021.

National Park Service [NPS]

1983 Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. *Federal Register* 48(190):44716-44740.

Nationwide Environmental Title Research, LLC [NETR]

1966 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

1972 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

1979 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

1991 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

2003 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

2010 Historic Aerials by NETROnline. Electronic document, <https://www.historicaerials.com/viewer>, accessed October 28, 2021.

Natural Resources Conservation Service

2021 Web Soil Survey, United States Department of Agriculture. Electronic document, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed October 28, 2021.

Office of the State Archaeologist [OSA]

2021 Minnesota Archaeological Site Form, 21RAK, Rumtown. On file at the Minnesota Office of the State Archaeologist, St. Paul, Minnesota.

Pnewski, Joseph

2020 Minnesota Archaeological Site Form, 21HE0099, Fort Snelling. On file at the Minnesota Office of the State Archaeologist, St. Paul, Minnesota.

Seymour, E.S.

1850 Sketches of Minnesota, the New England of the West, With Incidents of Travel in that Territory during the Summer of 1849. Electronic document, <https://tile.loc.gov/storage-services/service/gdc/lhbum/01108/01108.pdf>, accessed October 28, 2021.

Smith, E.K.

1837 Map of Proposed Reservation at Fort Snelling.

State Historic Preservation Office [SHPO]

2005 *SHPO Manual for Archaeological Projects in Minnesota*. State Historic Preservation Office, St. Paul, Minnesota.

United States Department of War

1839 Sketch, Topographic Plan of the Military Reserve Embracing Fort Snelling.

University of Minnesota

1923 Minnesota Historical Aerial Photographs Online. Electronic document, <https://apps.lib.umn.edu/mhapo/>, accessed October 28, 2021.

1937 Minnesota Historical Aerial Photographs Online. Electronic document, <https://apps.lib.umn.edu/mhapo/>, accessed October 28, 2021.

1945 Minnesota Historical Aerial Photographs Online. Electronic document, <https://apps.lib.umn.edu/mhapo/>, accessed October 28, 2021.

1950 Minnesota Historical Aerial Photographs Online. Electronic document, <https://apps.lib.umn.edu/mhapo/>, accessed October 28, 2021.

1960 Minnesota Historical Aerial Photographs Online. Electronic document, <https://apps.lib.umn.edu/mhapo/>, accessed October 28, 2021.

APPENDIX A: PROJECT PERSONNEL

LIST OF PERSONNEL

Project Manager

Regine Kennedy, M.U.E.P.

Researcher and Report Author

Tyler Lund-Kyrola, B.A.

Graphics and GIS

Molly McDonald, MGIS

Keniski, Aaron (MHFA)

From: Keniski, Aaron (MHFA)
Sent: Wednesday, March 13, 2024 10:31 AM
To: durrellcooper05@gmail.com; durrell.cooper@apachetribe.org; Max Bear; Reggie Wassana; Garrie Kills A Hundred; Anthony Reider; Michael Blackwolf; jeffery.stiffarm@ftbelknap.org; Lance Foster; Tim Rhodd; Robert Larsen; Cheyanne St. John; David Grignon; chairman@mitw.org; grant.johnson@piic.org; Noah White; alonzo.denney@ssndakota.com; Mistyflowerssnthpo@gmail.com; Kevin Jensvold; Samantha Odegard
Subject: THPO Consultation Initiation for CB Ford Site II Project - St. Paul, MN
Attachments: THPO Consultation Packet - CB Ford Site II.pdf
Importance: High

Dear Tribal Members,

In accordance with Section 106 of the National Historic Preservation Act of 1966, I am initiating Tribal Historic Preservation Officer (THPO) consultation regarding the proposed CB Ford Site II project, an affordable multifamily housing development to be built in St. Paul, MN (Ramsey County). The proposed project site is located in Township 28N, Range 23W, Section 17. Attached for your review is the following:

- THPO Consultation Initiation Letter
- Map of the project site, recent site photos, and preliminary project drawings
- Map of an area of potential effects
- Preliminary info on any known cultural resources located within a mile of the proposed project site

Let me know of your interest to consult on the project, any concerns you may have with the project, or if you wish not to consult on this project, within 30 days of receipt of this email. If you have any questions, feel free to contact me by replying to this email or by phone at 651.296.4452.

Thank you,

Aaron Keniski

Federal Programs Manager | Multifamily Division

Pronouns: He/Him/His

Minnesota Housing

400 Wabasha Street North, Suite 400 | St. Paul, MN 55102

Direct: 651.296.4452 | Main: 800.657.3769 | tty: 651.297.2361 |

Housing is the foundation for success. | mnhousing.gov



Tribal Name	Last Name	First Name	Title	Street Address	City	State	Zip Code	Work Phone	Fax Number	Email
Apache Tribe of Oklahoma	Cooper	Durell	Chairman	511 East Colorado	Anadarko	OK	73005	(405) 247-9493	(405) 247-2763	durell.cooper@apachetribe.org
Cheyenne and Arapaho Tribes, Oklahoma	Bear	Max	THPO	700 Black Kettle Blvd	Concho	OK	73022	405-422-7714	405-422-7715	mbear@cheyenneandrapaho-nsn.gov
Cheyenne and Arapaho Tribes, Oklahoma	Wassana	Reggie	Governor	100 Red Moon Circle	Concho	OK	73022	(800) 247-4612	(405) 422-8224	rwassana@c-a-tribes.org
Flandreau Santee Sioux Tribe of South Dakota	Kills-A-Hundred	Garrie	THPO	P.O. Box 283	Flandreau	SD	57028	605-864-1236	605-997-3878	garrie.killsahundred@fsst-nsn.gov
Flandreau Santee Sioux Tribe of South Dakota	Reider	Anthony	Chairperson	603 West Broad Avenue	Flandreau	SD	57028	(605) 997-3891	(605) 997-3878	tony.reider@fsst-nsn.gov
Fort Belknap Indian Community of the Fort Belknap Reservation of Montana	Blackwolf	Michael	THPO	656 Agency Main Street	Harlem	MT	59526	406-353-2295	406-353-2240	mblackwolf@ftbelknap.org
Fort Belknap Indian Community of the Fort Belknap Reservation of Montana	Stiffarm	Jeffery (Jeff)	President	656 Agency Main Street	Harlem	MT	59526	(406) 353-2205	(406) 353-2797	jeffery.stiffarm@ftbelknap.org
Iowa Tribe of Kansas and Nebraska	Foster	Lance	THPO	3345 Thrasher Rd.	White Cloud	KS	66094	785-595-3258	785-595-6610	lfoster@iowas.org
Iowa Tribe of Kansas and Nebraska	Rhodd	Tim	Chairperson	3345 Thrasher Road	White Cloud	KS	66439	(785) 595-3258	(785) 595-6610	trhodd@iowas.org
Lower Sioux Indian Community in the State of Minnesota	Larsen	Robert	President	39527 Reservation Highway 1	Morton	MN	56270	(507) 697-6185	(507) 697-8617	robert.larsen@lowersioux.com
Lower Sioux Indian Community in the State of Minnesota	St. John	Cheyenne	THPO	P.O. Box 308, 39527 Res.Hwy. 1	Morton	MN	56270	507-697-6321	(507) 697-6310	cheyenne.stjohn@lowersioux.com
Menominee Indian Tribe of Wisconsin	Grignon	David	Tribal Historic Preservation Officer	P.O. Box 910	Keshena	WI	54135	(715) 799-5258	(715) 799-5295	historicpreservationgroup@mitw.org
Menominee Indian Tribe of Wisconsin	Kakkak	Gena	Chairwoman	W2908 Tribal Office Loop	Keshena	WI	54135	(715) 799-5100	(715) 799-3373	chairman@mitw.org
Prairie Island Indian Community in the State of Minnesota	Johnson	Grant	President	5636 Sturgeon Lake Road	Welch	MN	55089	(651) 385-2554	(651) 385-4180	grant.johnson@piic.org
Prairie Island Indian Community in the State of Minnesota	White	Noah	THPO	5636 Sturgeon Lake Road	Welch	MN	55089	(651) 385-4175	(651) 385-4180	noah.white@piic.org
Santee Sioux Nation, Nebraska	Denney	Alonzo	Chairman	108 Spirit Lake Avenue West	Niobrara	NE	68760-7219	(402) 857-2772	(402) 857-2779	alonzo.denney@ssndakota.com
Santee Sioux Nation, Nebraska	Flowers	Misty	THPO	425 Frazier Ave. N. Suite 2	Niobrara	NE	68760	(402) 857-3568	(402) 857-2779	Mistyflowersssthpo@gmail.com
Upper Sioux Community, Minnesota	Jensvold	Kevin	Chairman	5722 Travers Lane	Granite Falls	MN	56241	(320) 564-6372	(320) 564-4482	kevinj@uppersiouxcommunity-nsn.gov
Upper Sioux Community, Minnesota	Odegard	Samantha	THPO	P.O. Box 147, 5722 Travers Lane	Granite Falls	MN	56241	320-564-6334		samanthao@uppersiouxcommunity-nsn.gov